

1973-1990 AMENDMENTS



MAY 5 1994

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RESOLUTION NO. 21
(1973 Series)

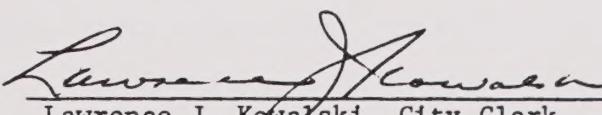
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ that a public hearing will be held by the City Council of the City of Martinez on March 21, 1973 at 8:00 p.m. in the Council Chambers, City Hall, City of Martinez, California, for the purpose of hearing a proposed Amendment to the General Plan.

The proposed Amendment to the General Plan pertains to an application of James Snow to rezone an approximate 9-acre parcel on the south side of Muir Road, adjacent to the Martinez Health Center, to P-A (Professional-Administrative Office) District and amend the General Plan accordingly.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 7th day of March, 1973, by the following vote:

AYES: Councilmen - KRAUSE, LANCE, RADKE, SPARACINO, THELEN
NOES: Councilmen - NONE
ABSENT: Councilmen - NONE
NOT VOTING: Councilmen - NONE


Lawrence J. Kowalski, City Clerk
City of Martinez

((SEAL))

✓
PERSESED BY
John Muir Highway
SPECIFIC AREA PLAN

RESOLUTION NO. 25
(1973 Series)

WHEREAS, after public notice having been given in the manner provided by law, the City Council of the City of Martinez conducted a Public Hearing on the 21st day of March, 1973; and

WHEREAS, the purpose of the Public Hearing was to consider an amendment to the General Plan in the vicinity of Muir Road; and

WHEREAS, at the Public Hearing the proposed amendment to the General Plan was fully described and explained by the Staff; and

WHEREAS, all persons in attendance at the Public Hearing had an opportunity to express themselves with said amendment; and

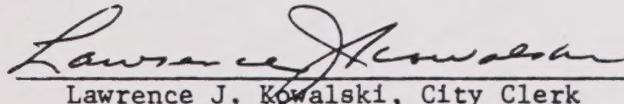
WHEREAS, the City Council has duly considered the recommendation of the Planning Commission and Staff, and being fully advised in the matter;

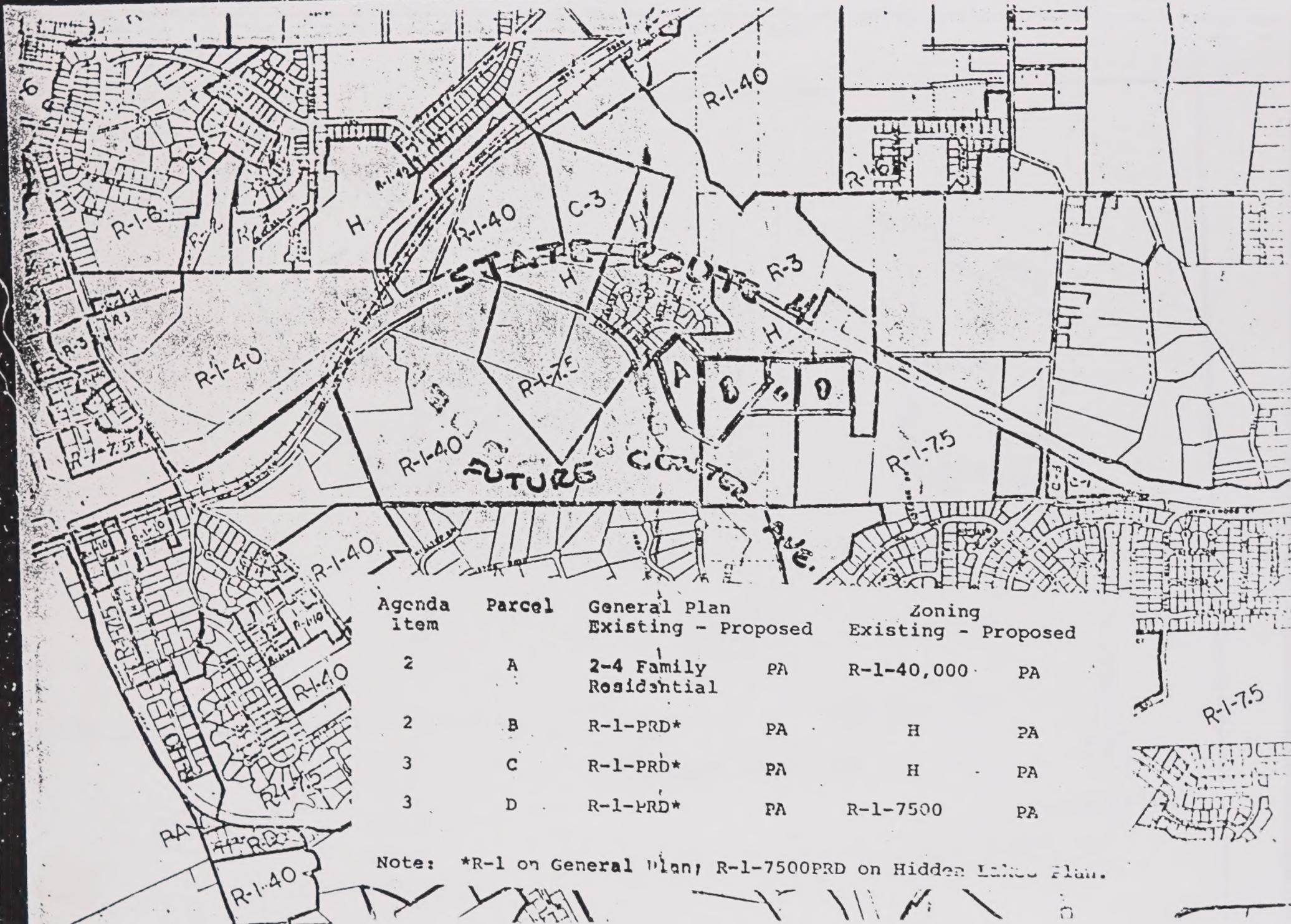
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Martinez does hereby approve the proposed amendment to the General Plan designating an approximate 9-acre parcel of property located on the south side of Muir Road adjacent to the Martinez Health Center to P-A (Professional-Administrative Office) District.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of March, 1973, by the following vote:

AYES:	Councilmen - KRAUSE, LANCE, RADKE, SPARACINO, THELEN
NOES:	Councilmen - NONE
NOT VOTING:	Councilmen - NONE
ABSENT:	Councilmen - NONE


Lawrence J. Kowalski, City Clerk
City of Martinez



TATION
ROAD

30°

50' 50' 50'

50' 50' 50'

ITEM

C7

C8

C9

MUIR

CALIF. LEISURE LAND, INC.

527.17

527.17

135.19

135.19

PARCEL "A"

185.66

63.22

R: 1320
465.19

PARCEL "B"

1255.90
30° 01' 24" E

FRONTAGE
ROAD

SANTOS
NO. 42.00
469.75 W
150

135.17 W

FERR. LN. DR.
TINA CT.

PARCEL "C"
SNOW, ET AL.

610.98
689.26 W

227.90
589.57 32.3

MUIR OAKS SUB-DIVISION

270

06

ASSES
BOOK
CONTRAC. COS.
FM.

7

Scale 1" = 300'

RESOLUTION NO. 26
(1973 Series)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ that a public hearing will be held by the City Council of the City of Martinez on April 4, 1973, at 8:00 p.m. in the Council Chambers, City Hall, City of Martinez, California, for the purpose of hearing of a proposed Amendment to the General Plan.

The Proposed Amendment to the General Plan pertains to an application of Martinez Health Center to rezone their property on the south side of Muir Road, adjacent to the Snow property, to P-A (Professional-Administrative Office) District and amend the General Plan accordingly.

* * * * *

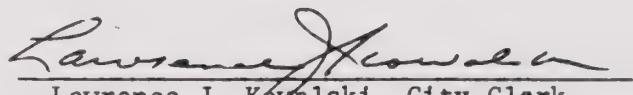
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of March, 1973, by the following vote:

AYES: Councilmen - KRAUSE, LANCE, RADKE, SPARACINO, THELEN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

NOT VOTING: Councilmen - NONE


Lawrence J. Kowalski, City Clerk
City of Martinez

((SEAL))

RESOLUTION NO. 37
(1973 Series)

AMENDS GENERAL PLAN - JOHN MUIR ROAD

WHEREAS, a public hearing was held this date on a proposed amendment to the General Plan, John Muir Road, wherein no testimony was given either for or against the amendment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan is hereby amended providing for P-A (Professional-Administrative Offices) designation along John Muir Road for the property owned by the Martinez Health Center.

* * * * *

I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 4th day of April, 1973, by the following vote:

AYES: KRAUSE, LANCE, RADKE, SPARACINO, THELEN

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

City Clerk of Martinez

RESOLUTION NO. 69
(1973 Series)

WHEREAS, after notice having been given in the manner provided by law, the Planning Commission of the City of Martinez conducted a Public Hearing on the 15th day of May, 1973; and

WHEREAS, the purpose of the Public Hearing was to consider a revision to the General Plan; and

WHEREAS, the Planning Commission has held Work Sessions and has studied the provisions of the proposed revised General Plan over a two-year period; and

WHEREAS, no one appeared at the Public Hearing to oppose said revision; and

WHEREAS, the Planning Commission has considered the recommendation of the Staff and being fully advised in the matter; and

WHEREAS, the City Council of the City of Martinez has conducted also, a public hearing on June 6, 1973 in the matter of a revision to the General Plan as prepared by Sedway Cooke; and

WHEREAS, at said public hearing no one appeared in opposition to nor in favor of said revision to the General Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ that the General Plan as recommended by the Planning Commission and prepared by Sedway Cooke be and the same is hereby adopted.

* * * * *

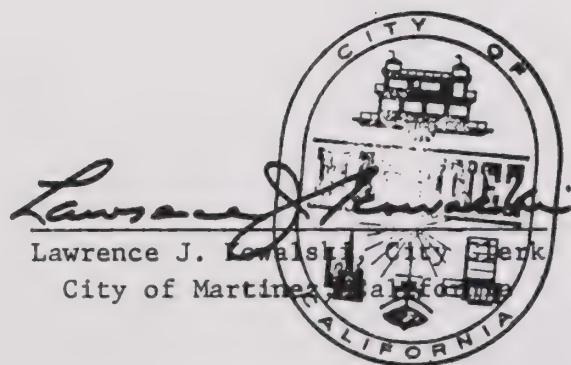
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 20th day of June, 1973, by the following vote:

AYES: Councilmen - KRAUSE, LANCE, RADKE, SPARACINO, THELEN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

NOT VOTING: Councilmen - NONE



Lawrence J. Lewalski, City Clerk
City of Martinez, California

RESOLUTION NO. 120
(1973 Series)

WHEREAS, after notice having been given in the manner provided by law, the Planning Commission of the City of Martinez conducted a Public Hearing on June 5, 1973; and

WHEREAS, the purpose of the Public Hearing was to consider a revision to the General Plan; and

WHEREAS, the Planning Commission has held Work Sessions and has studied the provisions of the proposed General Plan revision; and

WHEREAS, the Planning Commission has considered the recommendations of the Staff, the consultants, Abt Associates and Duncan & Jones, and the comments and recommendations of members of the public who participated in the Public Hearing and, being fully advised in the matter, recommend that the City Council adopt said General Plan revision; and

WHEREAS, the City Council of the City of Martinez conducted a Public Hearing on July 5, 1973, and a continued Public Hearing on July 20, 1973 in the matter of a revision to the General Plan, as prepared by Abt Associates and Duncan & Jones, and as recommended by the citizens' committee known as the Central Martinez Community Planning Committee; and

WHEREAS, the City Council has considered the recommendations of the Planning Commission, the Staff, the consultants, the Planning Committee, and members of the public who participated in the Public Hearing; and

WHEREAS, the City Council on September 5, 1973, expressed its intention to adopt this amendment to the General Plan as recommended with the following specific changes and alterations to the Plan;

1. Waterfront: To designate all the private property west of Ferry Street, north of the SPRR right-of-way as "Special Study Area" in lieu of the "Industrial" and "Agricultural" designations shown.
2. Berrellesa Street industrial area: To designate the lands east of Richardson Street and north of Buckley Street as "Industrial" in lieu of the "Group 4 Residential" indicated, shifting the boundary between these two uses from Foster Street to Richardson and Buckley Streets.
3. CBD Perimeter: To expand the "mixed use" concept as shown to include Commercial uses as well as the Office and Group 4 Residential uses shown, and to expand the area covered to include the land between Alhambra Avenue and Berrellesa Street, from Escobar Street to Buckley Street, in addition to the areas shown on the plan.
4. Alhambra Avenue/Berrellesa Street Residential Areas: To shift the boundary between Group 3 and Group 2 Residential from Jones Street to 1/2 block south of Jones Street, adding 1/2 block to the Group 3 Residential.
5. Alhambra Avenue Commercial Strip: To designate the private properties fronting on both sides of Alhambra Avenue between C Street and F Street as "mixed uses", combining "Commercial" designation with the Residential designations shown; and

WHEREAS, the City Council, in accordance with the provisions of the law, referred these proposed changes to the Planning Commission for their comment; and

WHEREAS, the Planning Commission discussed and considered each of these proposed changes at their meeting of September 18, 1973, with the following conclusions:

1. Waterfront: Change satisfactory.
2. Berrellesa Street industrial area: Change satisfactory.
3. CBD Perimeter: Change satisfactory except that the Commission recommended (by a 3 to 2 vote) that the Commercial designation not be included in the blocks between Alhambra Avenue and Las Juntas Street, Ward to Green Street.
4. Alhambra/Berrellesa Street Residential Areas: Change satisfactory.
5. Alhambra Avenue commercial strip: The Planning Commission recommended (by a 4 to 1 vote) that the City Council not make the changes indicated, suggesting instead that the designation of "Offices" be mixed with the Residential (i.e., deleting "Commercial" and substituting "Offices") along Alhambra Avenue, C Street to F Street; and

WHEREAS, the City Council has considered the comments of the Planning Commission on these proposed changes to the General Plan amendment;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ that the General Plan, as recommended by the Planning Commission and prepared by Abt Associates and Duncan & Jones, working with the Central Martinez Community Planning Committee, be and the same is hereby adopted, the boundaries of the adopted plan being

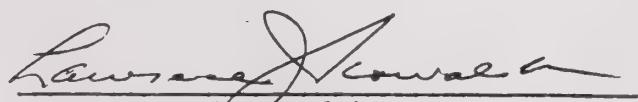
the City limits of the City of Martinez as they existed on January 1, 1950, with the following changes from its form as recommended by the Planning Commission:

1. Waterfront: All private properties west of Ferry Street, north of the SPRR right-of-way to be designated "Special Study Area" in lieu of the "Industrial" and "Agricultural" designations shown.
2. Berrellesa Street industrial area: The land between Richardson Street and Alhambra Creek, north of Buckley Street, south of the SPRR right-of-way to be designated "Industrial" in lieu of the "Group 4 Residential" designation shown on a portion thereof.
3. CBD Perimeter: The lands between Ward and Green Street from Las Juntas to Alhambra Avenue, and between Alhambra and Berrellesa Street, from Green Street to Buckley Street to be designated for "Mixed Use", comprised of "Commercial", "Offices", and "Group 4 Residential", (adding the two blocks between Escobar and Buckley Streets to the "Mixed Use" Area, and adding the Commercial designation to the "Mixed Use" concept).
4. Alhambra Avenue/Berrellesa Street Residential area: The boundary between Group 3 and Group 2 Residential is moved from Jones Street to 1/2 block south of Jones Street.
5. Alhambra Avenue strip commercial: Private properties fronting Alhambra Avenue between C Street and F Street shall be designated "Mixed Use", comprised of "Commercial" mixed with the Residential uses shown.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 19th day of September, 1973, by the following vote:

AYES: Councilmen - KRAUSE, LANCE, RADKE, THELEN, SPARACINO
NOES: Councilmen - NONE
ABSENT: Councilmen - NONE
NOT VOTING: Councilmen - NONE


Lawrence J. Kowalski, City Clerk
City of Martinez

((SEAL))

RESOLUTION NO. 154
(1973 Series)

AMENDS GENERAL PLAN - HIDDEN LAKES STUDY AREA

WHEREAS, 'there has been presented to this meeting of the City Council of the City of Martinez, that since all of the changes have been incorporated into the Hidden Lakes policies, by the Planning Commission, they should now be adopted as part of the General Plan so as to be accurately reflected in the new plan document under preparation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan, "Hidden Lakes Study Area," parcels #12-16 is hereby amended.

* * * * *

I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council, held on the 12th day of December, 1973, by the following vote:

AYES: KRAUSE, RADKE, THELEN, SPARACINO

NOES: NONE

ABSTAIN: NONE

ABSENT: LANCE

City Clerk of Martinez

RESOLUTION NO. 38-74

AMENDS GENERAL PLAN-HOWE ROAD/PACHECO BOULEVARD AREA

WHEREAS, after notice having been given in the manner provided by law, the City Council of the City of Martinez conducted a Public Hearing on the 6th of March, 1974; and

WHEREAS, the purpose of the Public Hearing was to consider an amendment to the General Plan in the Howe Road/Pacheco Boulevard area, as recommended by the Planning Commission; and

WHEREAS, all persons in the audience were given an opportunity to speak on the matter; and

WHEREAS, the City Council has considered the recommendation of the Staff, Planning Commission and the comments of the residents of the area, and being fully advised in the matter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ that the General Plan Amendment be and the same is hereby adopted.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 3rd of April, 1974, by the following vote:

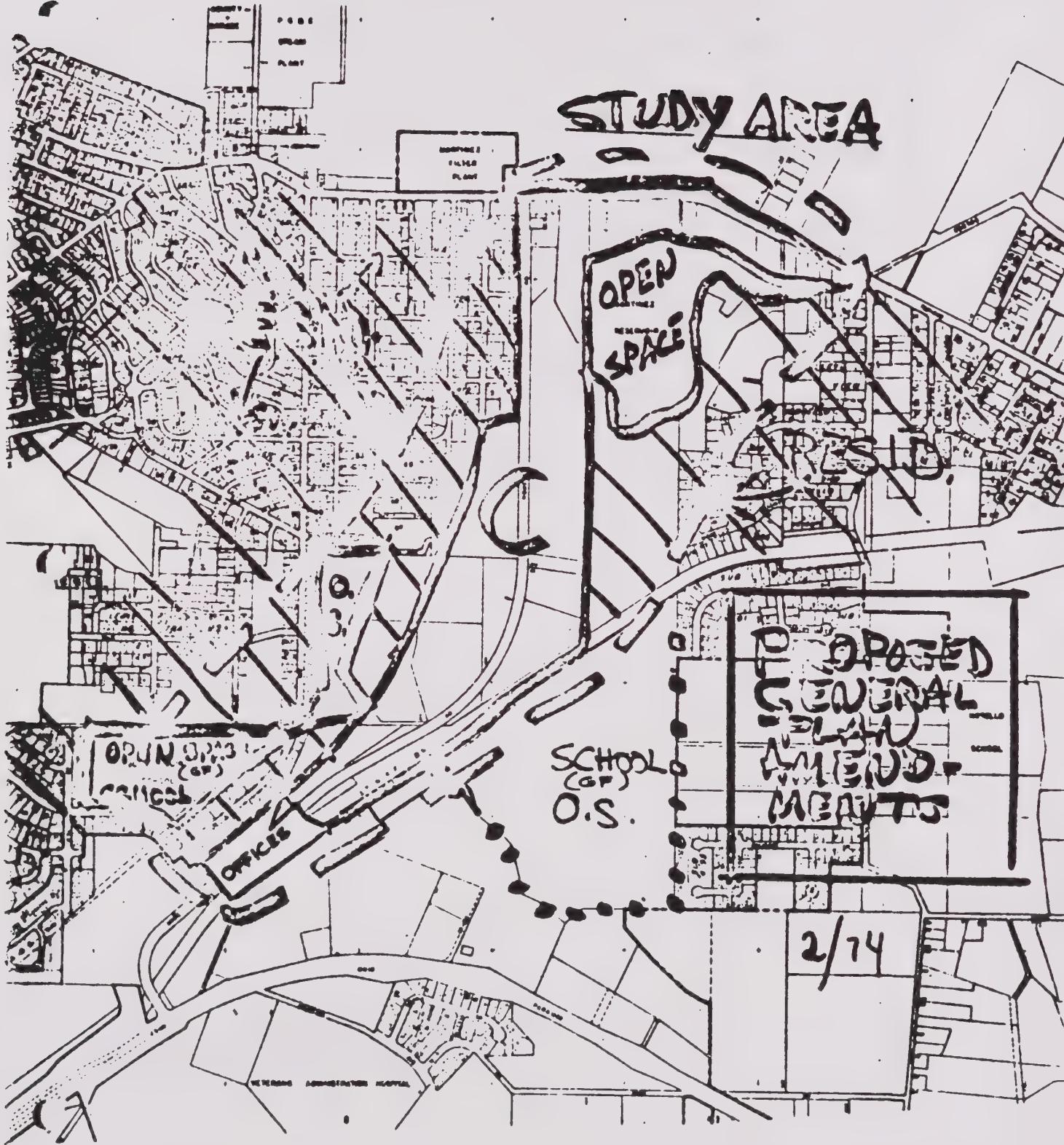
AYES: Councilmen - KRAUSE, RADKE, SPARACINO, THELEN, LANCE

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

ABSTAIN: Councilmen - NONE


Lawrence J. Kowalski, City Clerk
City of Martinez, California



✓

RESOLUTION NO. 101-75

WHEREAS, THE City Council has received a recommendation from the Planning Commission and the Recreation and Park Advisory Commission to amend the General Plan by designating a 17 acre parcel at the northerly intersection of Center Avenue and Rolling Hill Way as a neighborhood park site; and

WHEREAS, this designation will allow park dedication fees to be allocated to the site; and

WHEREAS, the City Council held a public hearing and has considered this recommendation;

NOW, THEREFORE, BE IT RESOLVED that the General Plan be amended by the designation of this 17 acre parcel as a park site.

* * * * *

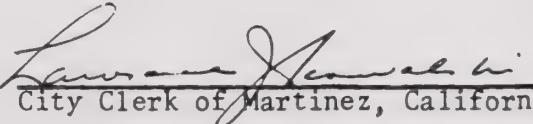
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 6th day of August, 1975, by the following vote:

AYES: Councilmen - KRAUSE RADKE, THELEN

NOES: Councilmen - SPARACINO

ABSENT: Councilmen - LANCE

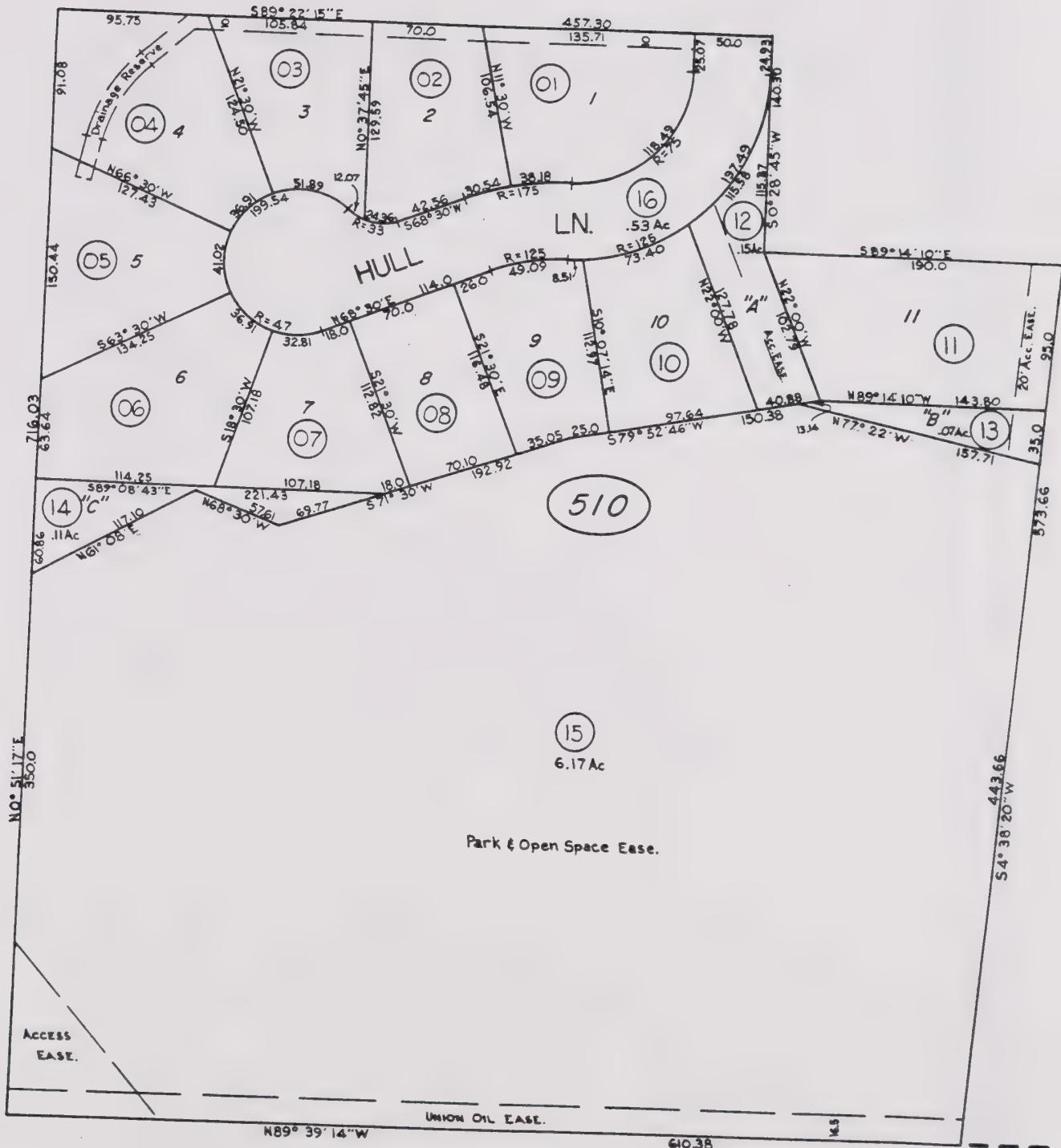
ABSTAIN: Councilmen - NONE



City Clerk of Martinez, California



28



45

1978 ROLL TRACT 4744



AMENDS GENERAL PLAN TO TRACTS 4744 and 4774

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Planning Commission to amend the General Plan to Tracts 4744 and 4774 in the vicinity of the Veteran's Administration Hospital area; and

WHEREAS, the effect of the General Plan amendment is to increase the total number of lots in the two subdivisions by 22⁺, reduce permanent open space by approximately two acres, change some permanent public open space to permanent private space and grade and build on three knolls adjoining Muir Oaks; and

WHEREAS, the EIR and addendum were certified to by the Martinez Planning Commission prior to its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing this date and considered the recommendations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Martinez that the General Plan be and the same is hereby amended, pertaining to Tracts 4744 and 4774, bounded by Vine Hill Way, Muir Oaks, V.A. Hospital, Orleans Plaza, Kaiser Hospital, Pleasant View No. 3 and Pine Meadows Golf Course, and changes Tract 4774 from "Parkway Holding Zone" to Residential, 0-6 du/acre and permanent open space; and Tract 4744 providing for minor changes in boundaries between Residential, 0-6 du/acre, and permanent open space, and changes their permanent open space from "planned public open space" to "Private open space".

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 18th day of August, 1976, by the following vote:

AYES: Councilmen - GIANNO, KRAUSE, LANCE, THELEN, SPARACINO

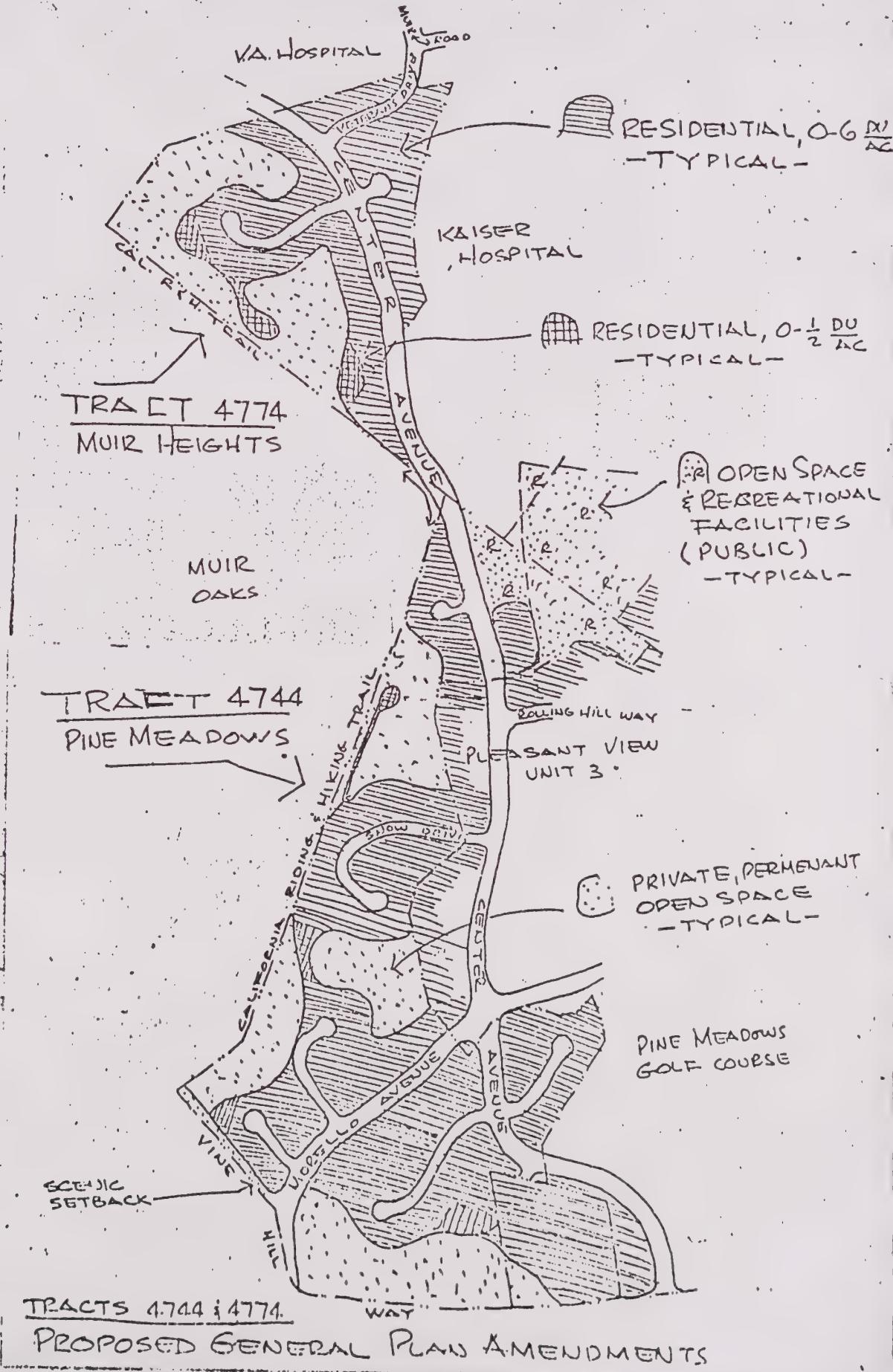
NOES: Councilmen - NONE

ABSTAIN: Councilmen - NONE

ABSENT: Councilmen - NONE

Luth A. Steiner, Deputy

City Clerk of Martinez



RESOLUTION NO. 143-76

AMENDS GENERAL PLAN ON PROPERTY LOCATED AT
"F" STREET AND RICKS AVENUE-SAFeway STORES

WHEREAS, the City Council of the City of Martinez adopted Ordinance No. 849 C.S. rezoning Block 176 of the Original Survey of Martinez, from R-3.5 to N-C (Neighborhood Commercial) upon the recommendation of the Planning Commission, and following the conduct of a public hearing by the City Council as a result of an appeal of the Planning Commission recommendation, having been filed; and

WHEREAS, following the public hearing, which was held Wednesday, October 6, 1976, and after considering all testimony presented at said public hearing, the City Council did introduce and subsequently adopted Ordinance No. 849 C.S.; and

WHEREAS, in addition to its action taken by the adoption of Ordinance No. 849 C.S., it is also necessary to amend the General Plan of the City of Martinez.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez, that the General Plan be and the same is hereby amended to reflect that Block 176, Original Survey of Martinez, is conditionally rezoned for use to N-C (Neighborhood Commercial).

* * * * *

I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 3rd day of November, 1976, by the following vote:

AYES: Councilmen - KRAUSE, LANCE, THELEN, SPARACINO

NOES: Councilmen - GIANNO

ABSTAIN: Councilmen - NONE

ABSENT: Councilmen - NONE

Lorraine Gianno

City Council of Martinez

RESOLUTION NO. 119-77

AMENDING GENERAL PLAN TO ESTABLISH A NEIGHBORHOOD PARK IN THE FIG TREE LANE AREA

WHEREAS, the Recreation and Park Commission and the Planning Department Staff, have recommended that the General Plan of the City of Martinez be amended to add a neighborhood park in the Fig Tree Lane area; and

WHEREAS, the Martinez Planning Commission considered the recommendation at the public hearing held June 7, 1977, at which time no one appeared to protest this proposal, and thereby did recommend to the City Council to amend the General Plan accordingly; and

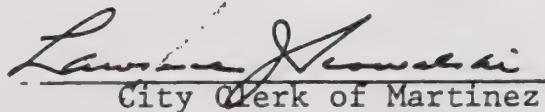
WHEREAS, the City Council also held a public hearing in the matter on July 20, 1977 at which time no one appeared opposing the proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Martinez that the General Plan be and the same is hereby amended to establish a "neighborhood park" in the Fig Tree Lane area.

* * * * *

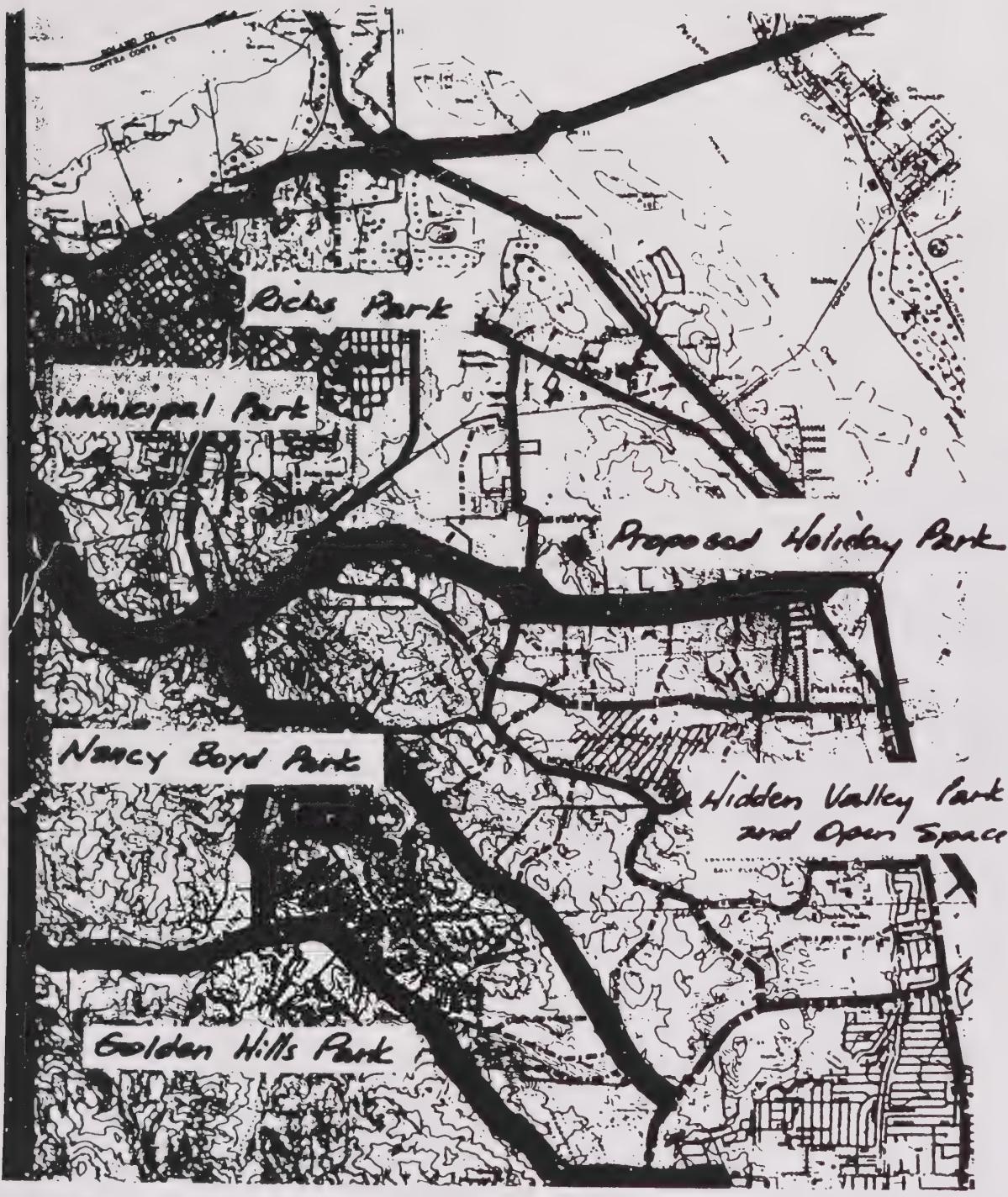
I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 20th day of July, 1977, by the following vote:

AYES: Councilmen - SPARACINO, THELEN, TURNBAUGH, KRAUSE
NOES: Councilmen - NONE
ABSTAIN: Councilmen - NONE
ABSENT: Councilmen - LANCE



Laurie DeGraffenreid
City Clerk of Martinez

CIRCULATION AND SCENIC ROADWAYS POLICIES



- SCENIC ROADWAY
- FREEWAY
- FREEWAY ACCESS
- 4 LANES / PARKING & MEDIAN
- 4 LANES / PARKING
- 4 LANES / MEDIAN
- 4 LANES
- 3 LANES / 1 LANE PARKING
- 2 LANES / PARKING
- 2 LANES ONEWAY / PARKING
- 2 LANES
- 1 LANE ONEWAY / 1 LANE PARKING



SCHEMATIC MASTER PLAN

HOLIDAY
HIGH

HOLIDAY PARK

FIGURE EIGHT
HILLTOP

DRAW 3.7

RESOLUTION NO. 149-77

AMENDS GENERAL PLAN - HIDDEN LAKES AREA

WHEREAS, the Martinez Planning Commission did recommend to the City Council of the City of Martinez, that the General Plan in the Hidden Lakes area be amended; and

WHEREAS, the City Council, by the adoption of Resolution No. 129-77 did set August 17, 1977 as date of public hearing in this matter; and

WHEREAS, only one person attending the public hearing was opposed to the General Plan amendment; and

WHEREAS, no other persons attending this meeting appeared either in opposition to or in favor of the amendment to the General Plan; and

WHEREAS, Planning Director Barry Whittaker explained the need to amend the General Plan in order to conform with the previously approved Hidden Lakes Subdivision #3, and will not result in any substantial adverse environmental impact.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan of the City of Martinez be, and the same is hereby amended as recommended by the Planning Director and Planning Commission; and

FURTHER, the amendment shall also include the Kaiser Hospital properties located at Muir Road and Roman Way.

* * * * *

I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of September, 1977, by the following vote:

AYES: Councilmen - LANCE, SPARACINO, THELEN, TURNBAUGH KRAUSE

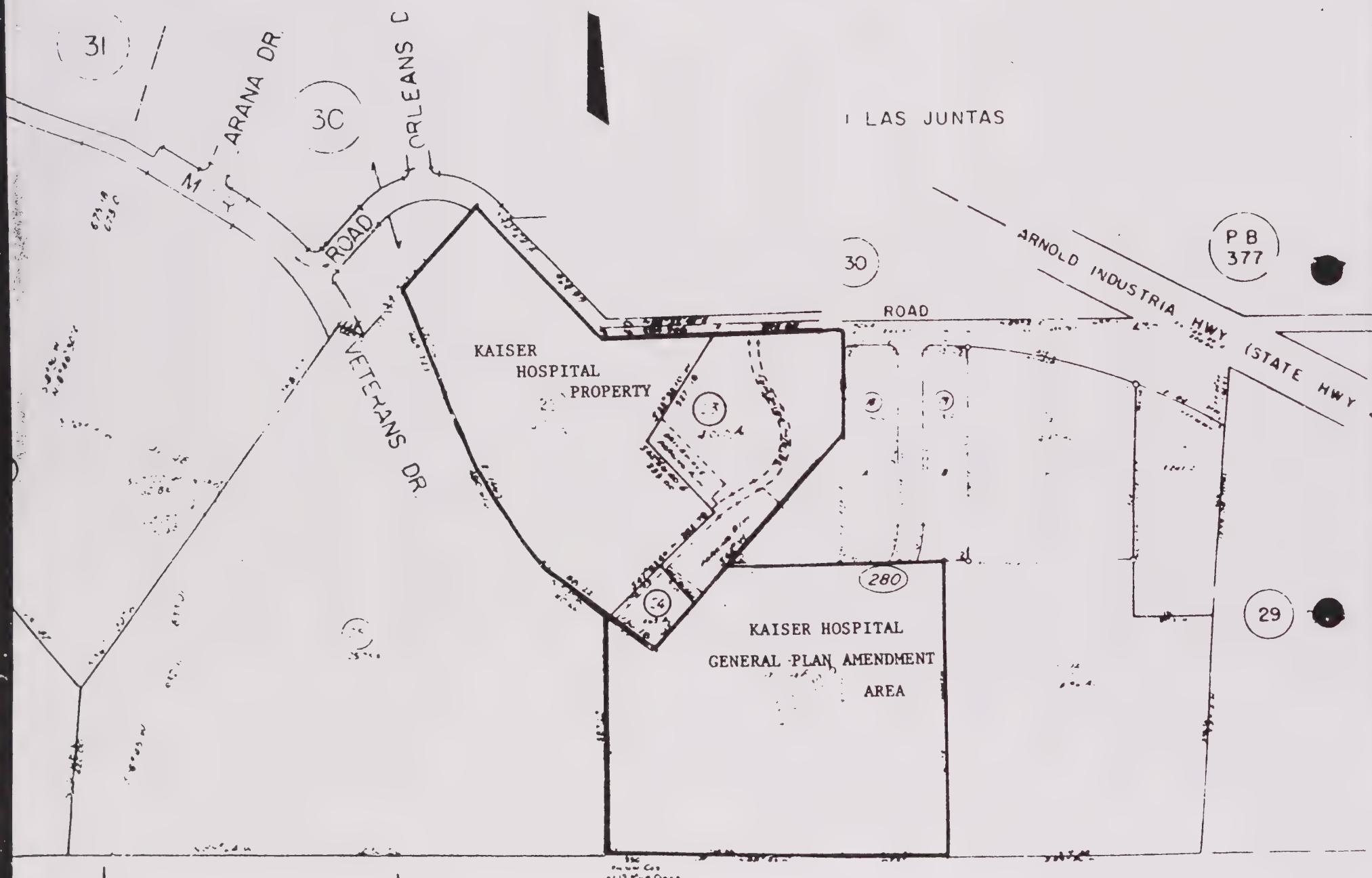
NOES: Councilmen - NONE

ABSTAIN: Councilmen - NONE

ABSENT: Councilmen - NONE



Lawrence J. Konasai
City Clerk of Martinez



RESOLUTION NO. 109-78

AMENDS GENERAL PLAN - JOHN MUIR PARKWAY AND
VICINITY OF COUNTY DETENTION FACILITY

WHEREAS, the City Council of the City of Martinez held a public hearing on July 5, 1978, in the matter of amending the General Plan - John Muir Parkway and vicinity of the County Detention Facility; and

WHEREAS, following said public hearing, staff was directed to provide supplemental information as it regards anticipated improvement of certain property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez, that after due deliberation following the public hearing and subsequent staff input, approval was made contingent upon the strip of land adjacent to the Viano Winery be designated as a mixed residential zoning with allowances made for possible future commercial winery related expansion, i.e. Residential-Winery Related Commercial, and that the three proposed parksites should remain as shown in the General Plan.

* * * * *

I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 19th day of July, 1978, by the following vote:

AYES: KRAUSE, THELEN, TURNBAUGH, MAYOR SPARACINO

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



City Clerk of Martinez

RESOLUTION NO. 123-78

AMENDS GENERAL PLAN - JOHN MUIR PARKWAY
SPECIFIC AREA PLAN - TWO REMAINING UN-
DESIGNATED SITES

WHEREAS, the Planning Commission has recommended to the City Council that the two approximately 10 acre sites, one at the southwest corner of Center Avenue and Muir Road and the other northeast of the intersection of Arnold Drive and the A.T.S.F. Railroad be designated for commercial land use on the John Muir Parkway Specific Area Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that after public hearing by said Planning Commission, they recommended by unanimous vote, to amend the General Plan, and it is hereby approved by the City Council of the City of Martinez.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council, held on the 16th day of August, 1978, by the following vote:

AYES: KRAUSE, THELEN, TURNBAUGH, MAYOR SPARACINO

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



Lawrence J. Hanrahan
City Clerk of Martinez

FIGURE F 33.

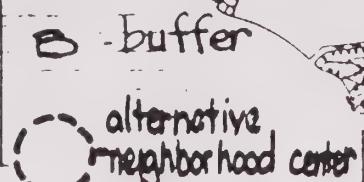
JOHN MUIR PARKWAY SPECIFIC AREA PLAN



LEGEND

RESIDENTIAL

- SF - 0.6 units/gross acre
- SD - slope density ordinance
- 7-12 - units/gross acre
- 12-18 - units/gross acre
- 18-35 - units/gross acre
- O - prof. & admin. offices
- P - public institutions
- C - commercial



np - neighborhood park
- permanent open space & conservation

THE CITY OF
MARTINEZ
CALIFORNIA

RESOLUTION NO.177-79

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MARTINEZ AMENDING THE CIRCULATION
ELEMENT OF THE MARTINEZ GENERAL PLAN

WHEREAS, the Circulation Element is amended from time to time in order to reflect viable alternatives within a growing community; and,

WHEREAS, Minaret Drive and Pinnacle Drive have been identified within the Circulation Element as collector streets; and,

WHEREAS, Planning Commission review of the proposed Diablo View Subdivision has indicated that closure of these two streets will not adversely affect the City's Circulation Element; and,

WHEREAS, Planning Commission review of the proposed Diablo View subdivision has indicated that closure of these two streets will maintain and promote neighborhood character within existing and proposed residential subdivisions; and,

WHEREAS, the Planning Commission has recommended to the City Council that the Circulation Element of the General Plan be amended to eliminate Minaret and Pinnacle Drives as collector streets,

NOW, THEREFORE, BE IT RESOLVED that the City Council amends the Circulation Element of the General Plan to eliminate Minaret Drive and Pinnacle Drive as collector streets.

- - - - -

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution duly adopted by the City Council at its meeting of November 21, 1979 by the following vote:

AYES: KRAUSE, PATRICK, TURNBAUGH, MAYOR SPARACINO

NOES: NONE

ABSENT: THELEN

NOT VOTING: NONE

Luck A. Steene, Deputy

City Clerk of Martinez

RESOLUTION NO. 193-79

AMENDS THE GENERAL PLAN DESIGNATION OF SUBDIVISIONS
5604 & 5606 AND DELETES A PARK SITE--CENTEX HOMES
DEVELOPMENT

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Planning Commission to amend the General Plan for the Centex Homes project on Arnold Drive; and

WHEREAS, the effect of the General Plan amendment is to reduce the density ranges of 12-18 du/ac and 18-35 du/ac to 7-12 du/ac and eliminate a park site; and

WHEREAS, the EIR and addendum were certified by the Martinez Planning Commission prior to its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing this date to consider the recommendations;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Martinez that the General Plan be and the same is hereby amended, pertaining to Tracts 5604 and 5606 located on the north side of Arnold Drive between Howe Road and Morello Avenue, to designate the area 7-12 du/ac and delete the park site.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 19th day of December, 1979 by the following vote:

AYES: COUNCILMEN - KRAUSE, THELEN, TURNBAUGH, MAYOR SPARACINO

NOES: COUNCILMEN - NONE

ABSTAIN: COUNCILMEN - NONE

ABSENT: COUNCILMEN - PATRICK



City Clerk, City of Martinez, California



EXISTING 12-18 UNITS/AC., 18-35 UNITS/AC. & PARK DESIGNATIONS
PROPOSED 7-12 UNITS/AC. DESIGNATION

- GENERAL PLAN AMENDMENT -

RESOLUTION NO 99-80

AMENDS THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE PARAGON FINANCIAL COMPANY AND THE DUFFEL FINANCIAL AND CONSTRUCTION COMPANY PROPERTIES.

SUPERSEDED
JULY 1, 1981
1981

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Planning Commission to amend the Land Use Element of the General Plan for the Paragon Financial Company property on Alhambra Avenue south of Virginia Hills Drive and the Duffel Financial and Construction property south of Muir Road at Center Avenue; and

WHEREAS, the effect of the General Plan amendment is to allow multi-family and commercial uses on the Paragon property and to allow high density residential and commercial uses on the Duffel property; and

WHEREAS, the EIR and addendum was certified by the Planning Commission prior to its recommendation on the Duffel Financial and Construction project and a Negative Declaration filed on the Paragon Financial Company project; and

WHEREAS, the City Council held a public hearing to consider the recommendations;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Martinez that the Land Use Element of the General Plan be and the same is hereby amended, pertaining to multi-family and commercial uses on the Paragon property and high density residential and commercial uses on the Duffel property.

- - - - -

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 4th day of June, 1980, by the following vote:

AYES: COUNCILMEMBERS - DOTHEE, FEYH, PATRICK, THELEN, SCHAEFER

NOES: COUNCILMEMBERS - NONE

ABSTAIN: COUNCILMEMBERS - NONE

NOT VOTING: COUNCILMEMBERS - NONE



City Clerk, City of Martinez, California

GENERAL PLAN AMENDMENT

GENERAL NOT.

~~Proposed~~ SECTION COMMERCE

Proposed MULTI-FAMILY RESIDENTIAL

APPROVED BY THE
FEDERAL BUREAU OF INVESTIGATION

VICINITY

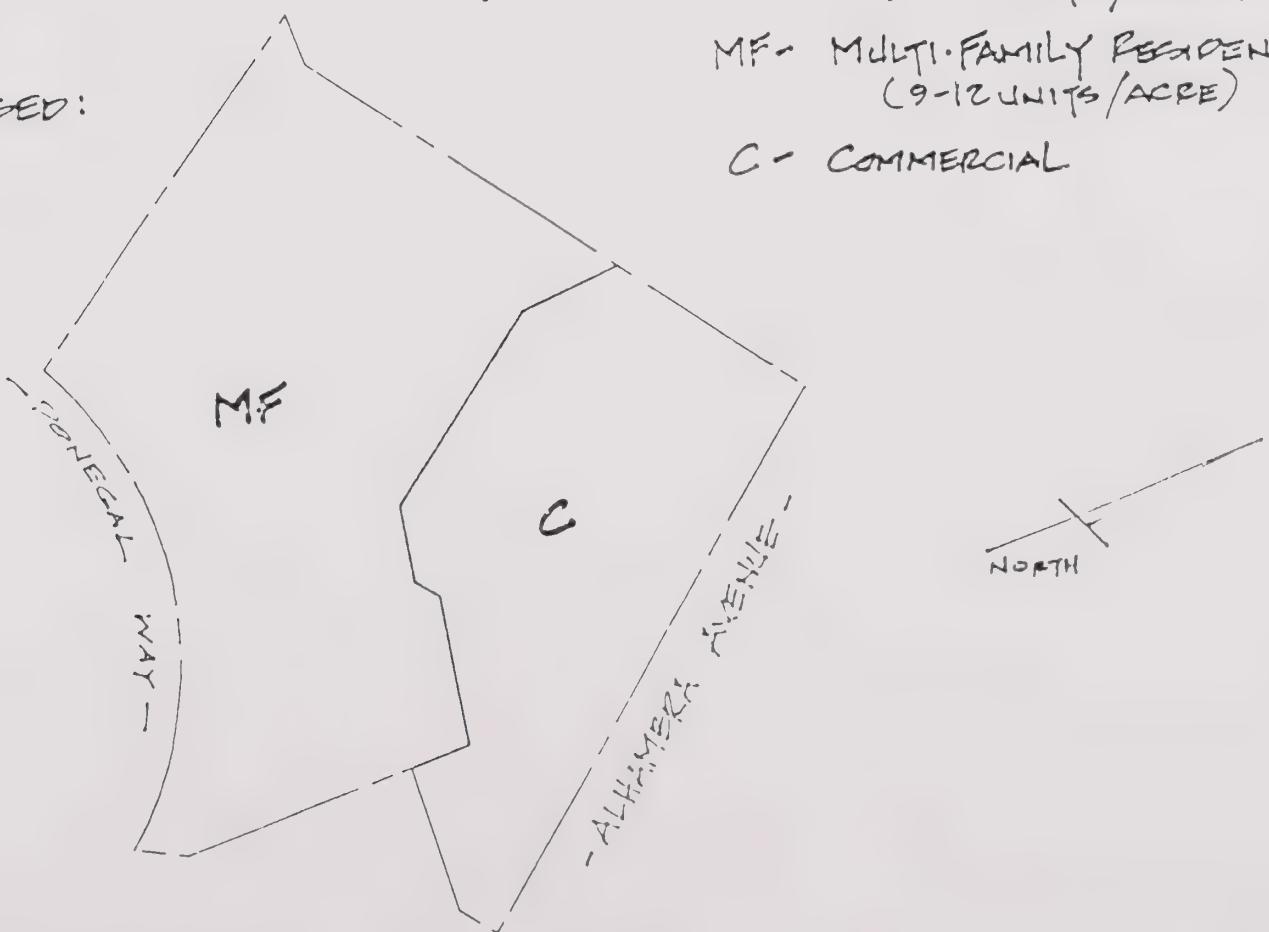
FERGUSON & WOLLMAN
consulting engineers, inc.

GENERAL PLAN
AMENDMENT
PARAGON PROPERTY

EXISTING:



PROPOSED:



SF - SINGLE-FAMILY RESIDENTIAL
(0-6 UNITS/ACRE)

MF - MULTI-FAMILY RESIDENTIAL
(9-12 UNITS/ACRE)

C - COMMERCIAL

RESOLUTION NO.163-80

✓ SUPERCEDED BY
J.W.P.S.P. 1981

AMENDS THE LAND USE ELEMENT OF THE GENERAL
PLAN FOR THE JOHNSON CLARK PROPERTY

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Planning Commission to amend the Land Use Element of the General Plan for the Johnson Clark property on Arnold Drive; and

WHEREAS, the effect of the General Plan amendment is to allow heavy-density residential and office uses on the south side of Arnold Drive, all on the Johnson Clark property; and

WHEREAS, the EIR and the addendum were certified by the Planning Commission prior to its recommendation on the proposed residential/office complex development; and

WHEREAS, the City Council held a public hearing to consider the recommendations;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Martinez that the Land Use Element of the General Plan be and the same is hereby amended, pertaining to high-density residential and office uses on the Johnson Clark property.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 3rd day of September, 1980 by the following vote:

AYES: COUNCILMEMBERS - DOTHEE, FEYH, PATRICK THELEN, AYOR SCHAEFER

NOES: COUNCILMEMBERS - NONE

ABSENT: COUNCILMEMBERS - NONE

NOT VOTING: COUNCILMEMBERS - NONE



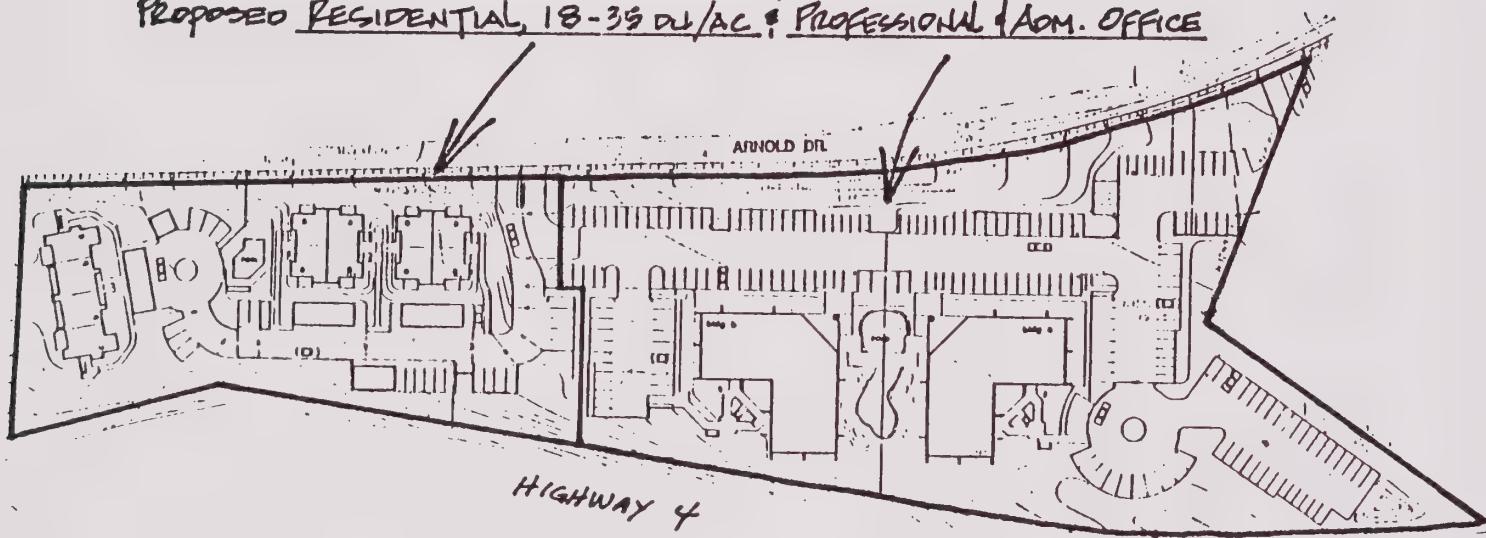
Lawrence J. Kowalski, City Clerk



GENERAL PLAN AMENDMENT:

EXISTING RESIDENTIAL, 7-12 DU/AC.

PROPOSED RESIDENTIAL, 18-35 DU/AC; PROFESSIONAL /ADM. OFFICE



RESOLUTION NO. 2-81

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MARTINEZ AMENDING THE CIRCULATION
ELEMENT OF THE MARTINEZ GENERAL PLAN

WHEREAS, the Circulation Element aims to provide residents with access to jobs, goods, and services in a manner respectful of the natural environment; and,

WHEREAS, the Circulation Element is amended from time to time in order to reflect viable alternatives within a growing community; and,

WHEREAS, rising energy costs and community recreational needs present a demand for alternative modes of transport; and,

WHEREAS, the Martinez Trails Plan has been formulated in order to guide the construction of bicycle, horseback riding, and hiking trails to facilitate the present and future needs of residents in a safe, efficient, and environmentally sound manner; and,

WHEREAS, the Parks and Recreation Commission has reviewed the Martinez Trails Plan, finding it to be a sound proposal in the best interest of residents and recommended to the Planning Commission that the Circulation Element of the General Plan be amended to include the Martinez Trails Plan; and

WHEREAS, the Planning Commission review of the Martinez Trails Plan found its proposals and goals to be consistent with the General Plan and within the best interests of the residents of Martinez, recommended that the City Council amend the Circulation Element of the General Plan to include the Martinez Trails Plan; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council amends the Circulation Element of the General Plan to include the Martinez Trails Plan, encompassing both the Bicycle and Riding and Hiking sections of the Plan.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of the City Council held on the 21st day of January 1981 by the following vote:

AYES: DOTHEE, FEYH, PATRICK, THELEN, SCHIEFER

NOES: NONE

ABSENT: NONE

NOT VOTING: NONE


Lawrence J. Kowalski, City Clerk
City of Martinez



RESOLUTION NO. 169-81

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MARTINEZ ADOPTING THE
1981 REVISED HOUSING ELEMENT AS AN
AMENDMENT TO THE MARTINEZ GENERAL PLAN

WHEREAS, the Housing Element is a State-mandated Element of the General Plan; and,

WHEREAS, the Housing Element is amended from time to time to reflect changing housing demands within a growing community; and,

WHEREAS, a 1981 Housing Element has been formulated to adhere to current laws and to address modern housing challenges; and,

WHEREAS, the City has solicited input from local housing advocates and citizens through the Martinez Affordable Housing Task Force and incorporated the Task Force findings into the revised Housing Element; and

WHEREAS, at a Public Hearing, the Planning Commission recommended that the City Council amend the General Plan to include the revised Housing Element with the intention that the resulting housing program be for the primary benefit of the citizens of Martinez;

WHEREAS, the City Council held a Public Hearing on August 5, 1981, to hear comments from the public, as well as on September 2 and September 16, 1981;

NOW, THEREFORE, BE IT RESOLVED that the City Council amends the General Plan to include the revised Housing Element;

BE IT FURTHER RESOLVED that the City Council authorizes the Planning staff to complete a Housing Element status report, including an examination of regional affordable housing progress, to be undertaken in six months. Possible policy modifications will be considered in light of the said status report.

- - - - -

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 16th day of September, 1981, by the following vote:

AYES: Councilmembers Dothee, Feyh, Patrick, Thelen & Mayor Schaefer

NOES: None

ABSENT: None

NOT VOTING: None.


Lawrence J. Kowalski, City Clerk
City of Martinez



RESOLUTION

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARTINEZ APPROVING THE 1981 REVISED HOUSING ELEMENT AND RECOMMENDING THE CITY COUNCIL ADOPT THE REVISED HOUSING ELEMENT AS AN AMENDMENT TO THE MARTINEZ GENERAL PLAN.

WHEREAS, the Housing Element is a State-mandated Element of the General Plan; and,

WHEREAS, the Housing Element is amended from time to time to reflect changing housing demands within a growing community; and,

WHEREAS, a 1981 Housing Element has been formulated to adhere to current laws and to address modern housing challenges; and,

WHEREAS, the City has solicited input from local housing advocates and citizens through the Martinez Affordable Housing Task Force and incorporated the Task Force findings into the revised Housing Element; and

WHEREAS, the Martinez Planning Commission held a Public Hearing on July 14, 1981 to hear comments from the public;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the 1981 revised Housing Element and recommends that the City Council amend the General Plan to include the revised Housing Element;

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council that these Housing Element programs be for the primary benefit of the citizens of Martinez.

- - - - -

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Martinez at a Public Hearing held July 14, 1981, by the following vote:

AYES: Commissioners, Edwards, LaPointe, Morse, Chairman Bonner

NOES: None

ABSENT: Commissioners Hilson, Vanderkous

ABSTAIN: None

Matthew Fouratt
Matthew Fouratt, Secretary
Martinez Planning Commission



V
RESOLUTION NO. 12A-82

AMENDS THE GENERAL PLAN DESIGNATION OF
THE KAISER HOSPITAL PARKING EXPANSION SITE

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the Kaiser Hospital Parking Expansion site on Muir Road; and

WHEREAS, the effect of the General Plan Amendment is to increase parking facilities within the Kaiser Hospital complex by amending the General Plan from 7-12 dwelling units per acre to Public Institutions; and

WHEREAS, the Martinez Planning Commission accepted and directed the filing of the Negative Declaration prior to its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing to consider the recommendation;

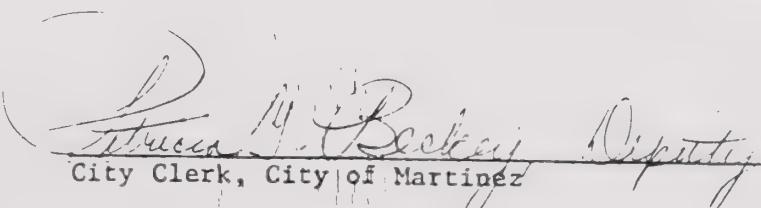
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be and the same is hereby amended pertaining to the parking facilities at the Kaiser Hospital site located north of the present alignment of Muir Road between Veterans' Drive and Morello Avenue, to designate the area as Public Institutions.

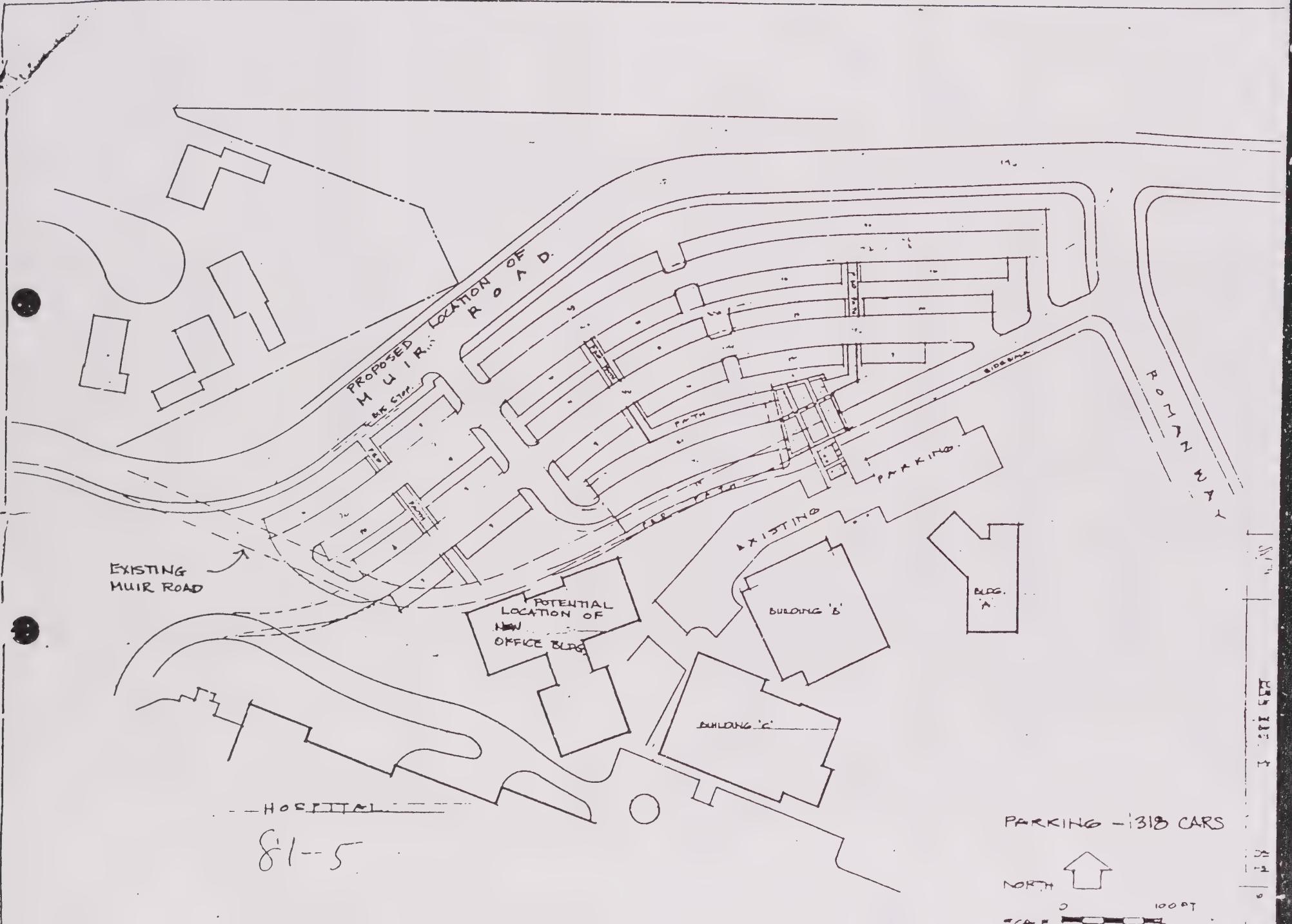
- - - - -
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 20th day of January, 1984 , by the following vote:

AYES: COUNCILMEMBERS DOTHEE, FEYH, PATRICK AND MAYOR SCHAEFER

ABSTAIN:

ABSENT: THELEN


Thelma M. Becker, Deputy
City Clerk, City of Martinez



AMENDMENTS TO THE LAND USE ELEMENT OF THE MARTINEZ
 GENERAL PLAN FOR THE MT. VIEW/VINE HILL AREA ANNEXATION
 AND A PORTION OF THE BRADDOCK AND LOGAN PROPERTY

JULY 27, 1982
 SPECIALLY DO YOU
 JOHN MURRAY, Planner
 SPECIFIC AREA 1982

WHEREAS, the City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the Mt. View/Vine Hill annexation area and a portion of the Braddock and Logan property; and

WHEREAS, the purpose of the General Plan Amendment is to adopt by reference the Land Use Element of the General Plan for Contra Costa County for the Mt. View/Vine Hill Annexation Area and to allow commercial uses on a portion of the Braddock & Logan property; and

WHEREAS, a Negative Declaration has been prepared and recommended for the Mt. View/Vine Hill Annexation Area General Plan Amendment and an Environmental Report and Addendum was previously certified and a subsequent Negative Declaration has been recommended to be filed on the Braddock and Logan property; and

WHEREAS the City Council held a Public Hearing on September 8, 1982 to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED that the Martinez City Council amend the Land Use Element of the Martinez General Plan to adopt by reference the existing Land Use Element of the Contra Costa County General Plan for the Mt. View/Vine Hill Annexation Area and designate commercial uses for a portion of the Braddock and Logan property (4396 Peacock St.)

- - - - -

I HEREBY CERTIFY the foregoing is a true and correct copy of a Resolution duly adopted by the City Council at a regular meeting of said City Council held on September 8, 1982, by the following vote:

AYES: Councilmembers D. Patrick, K. Dothee, C. Feyh and E. Schaefer.

NOES: None.

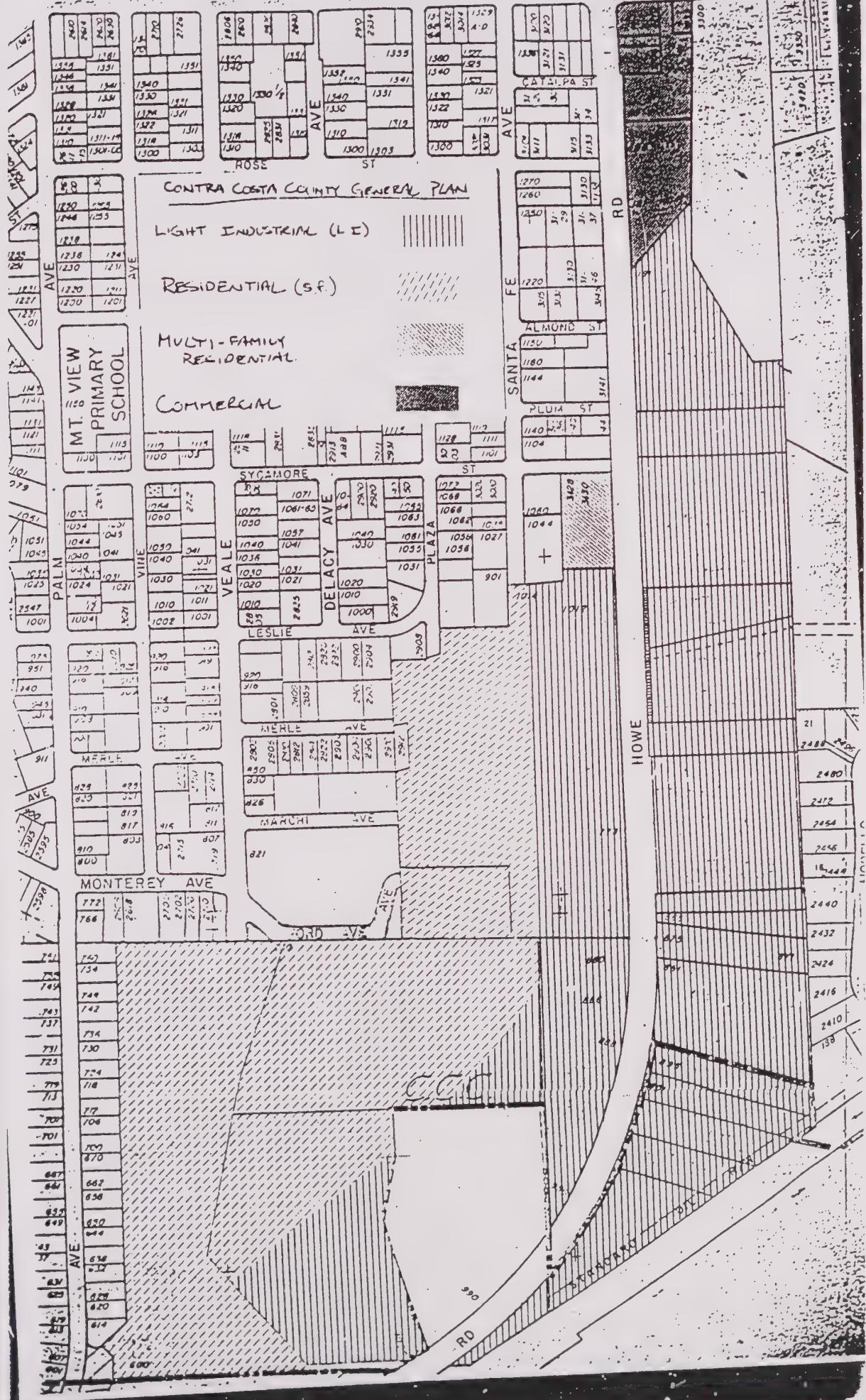
ABSENT: Councilmember J. Thelen.

NOT VOTING: None.

Lawrence J. Kowalski, City Clerk



-PACHECO



RESOLUTION NO. 166-82

A RESOLUTION FINDING THAT SUBDIVISION
6265 IS CONSISTENT WITH THE GENERAL PLAN
VISTA OAKS

WHEREAS, the Martinez Planning Commission received a Tentative Map for Subdivision 6265 located north of Highway 4, between Pine Street and Alhambra Way;

and

WHEREAS, the Martinez Planning Commission considered said Tentative Map and the recommendations of the Planning Department at its meeting of October 12, 1982 ; and

WHEREAS, the Martinez Planning Commission has determined that the Tentative Map as conditioned is and will be consistent with the General Plan of the City of Martinez when constructed; and

WHEREAS, the City Council of the City of Martinez has reviewed the Tentative Map and the recommendations of the Planning Commission;

NOW, THEREFORE BE IT RESOLVED that the City Council finds that Subdivision 6265 in its completed form will be compatible with the objectives, policies, general land uses and programs of the General Plan of the City of Martinez.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 17th day of November, 1982, by the following vote:

AYES: Councilmen Dothee, Feyh, Patrick, Radke, and Mayor Schaefer.

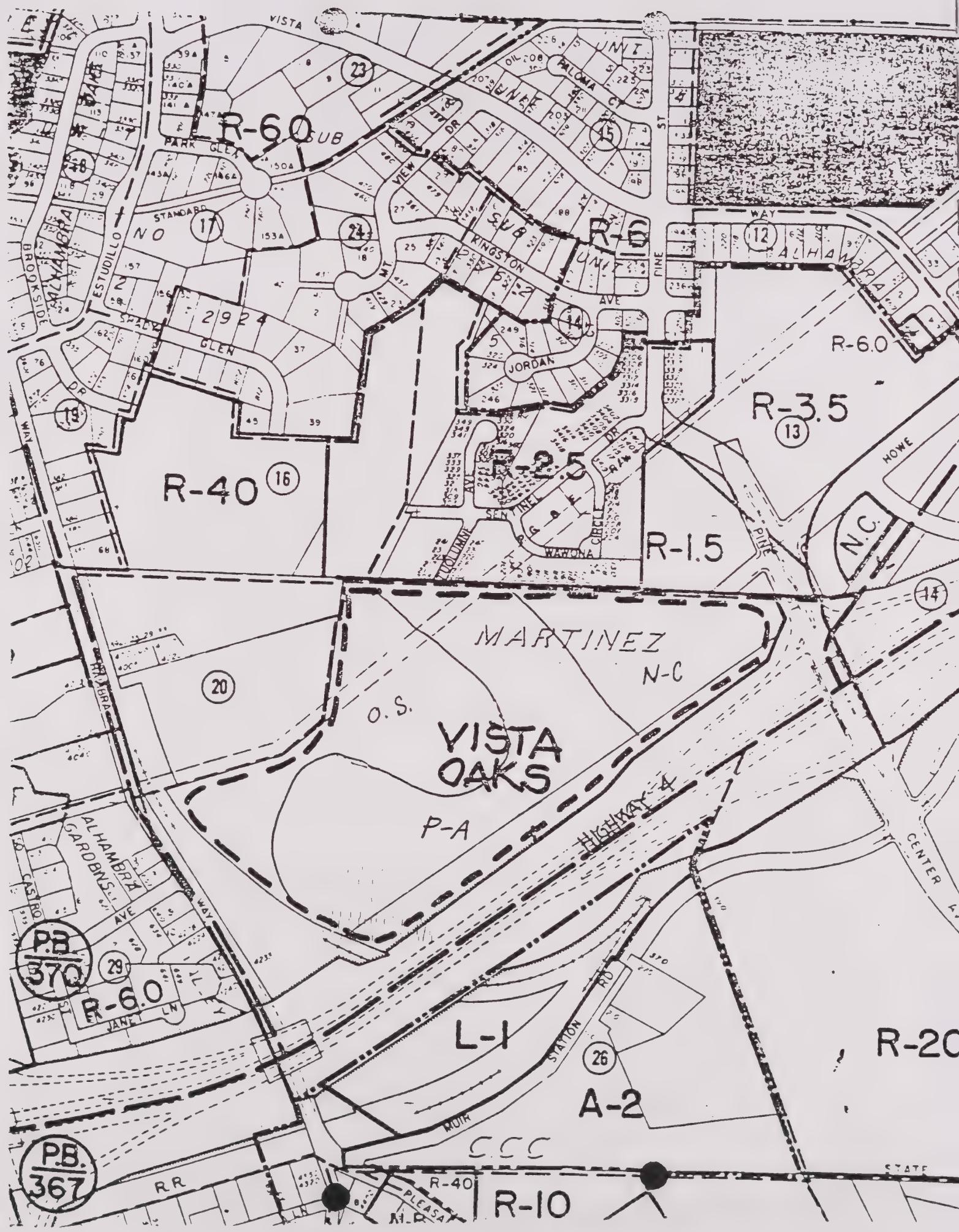
NOES: Councilmen -None.

ABSENT: Councilmen - None.

NOT VOTING: Councilmen - None.

Patricia J. Rockey, Mayor
Lawrence J. Kowalski, City Clerk
City of Martinez





RESOLUTION NO. 19-83

RESOLUTION AMENDING THE CIRCULATION ELEMENT
OF THE GENERAL PLAN FOR CENTER AVENUE

WHEREAS, the City Traffic Engineer has recommended that an amendment to the Circulation Element be made for Center Avenue; and

WHEREAS, the Martinez Planning Commission has forwarded an amendment to the Circulation Element of the General Plan as it pertains to the vehicular traffic and bikeways on Center Avenue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the Circulation Element of the General Plan be amended as follows:

Vehicular Traffic -

Center Avenue between the limits of Veterans Drive and East City Limits shall have a minimum one vehicular lane in each direction of traffic.

Bikeway -

Center Avenue between Elderwood Drive and Vine Hill Way shall have "Bike Route" signs only and

Remaining portions of Center Avenue within the aforementioned limits shall have bike lanes.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 16th day of February , 1983, by the following vote:

AYES: Councilmembers Dothee, Feyh, Patrick, Radke & Mayor Schaefer.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk

By: Patricia G. Beckey
Deputy City Clerk



RESOLUTION NO. 20-83
AMENDMENT TO THE CIRCULATION ELEMENT
OF THE GENERAL PLAN--BIKE TRAIL

WHEREAS, the Martinez Planning Commission has forwarded an amendment to the Circulation Element of the General Plan as it pertains to the Bike Trail on Center Avenue; and

WHEREAS, the Metropolitan Transportation Commission has approved a grant for \$67,000 to implement the Bike Trail;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the Bike Trail section of the Circulation Element of the General Plan be amended as follows:

Center Avenue between Elderwood Drive and Vine Hill Way, install "Bike Route" signs only.

Remaining portions of Center Avenue, double left turn center lane with one traffic and one bike/parking lane in each direction.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 16th day of February 1983, by the following vote:

AYES: Councilmembers Dothee, Feyh, Patrick, Radke & Mayor Schaefer.

NOES: None.

ABSENT: None.

NOT VOTING: None.


Lawrence J. Kowalski, City Clerk
City of Martinez

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MARTINEZ

RESOLUTION TO AMEND THE LAND USE ELEMENT
OF THE GENERAL PLAN FOR THE
MARTINEZ UNIFIED SCHOOL DISTRICT 62 ACRES
AND THE CENTEX HOMES' 19 ACRES

WHEREAS, the Martinez City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan and rezone the School District and Centex Homes combined 81 acres located north of Highway 4, between Old Orchard Road and Shadowfalls Drive; and

WHEREAS, the effect of the General Plan and rezoning is to encourage the construction of a high quality business park which can contribute positively to the City's tax base, and

WHEREAS, the City council held a Public Hearing on 6/15/1983 to consider the recommendations of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council that the General Plan be amended to Research and Development, Residential and Open Space, as indicated on the attached Exhibit "A";

BE IT FURTHER RESOLVED that the City Council add to the General Plan a "Research and Development" category as follows:

"21.7 RESEARCH AND DEVELOPMENT USES

- 21.71 Research and Development shall be planned in such a manner so as to be as compatible with existing residential development as possible.
- 21.72 High quality "campus" type design shall be utilized in any Research and Development use.
- 21.73 Any plan shall be consistent with Open Space policies of this plan and shall use open space to provide adequate buffering to any adjacent land use."

- - - - -

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said City Council held on the 15th day of June, 1983, by the following vote:

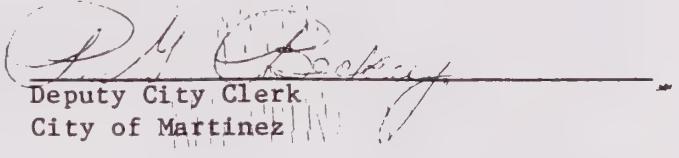
AYES: Councilmembers Dothee, Feyh, Patrick, Radke and Mayor Schaefer.

NOES: None.

ABSENT: None.

NOT VOTING: None.

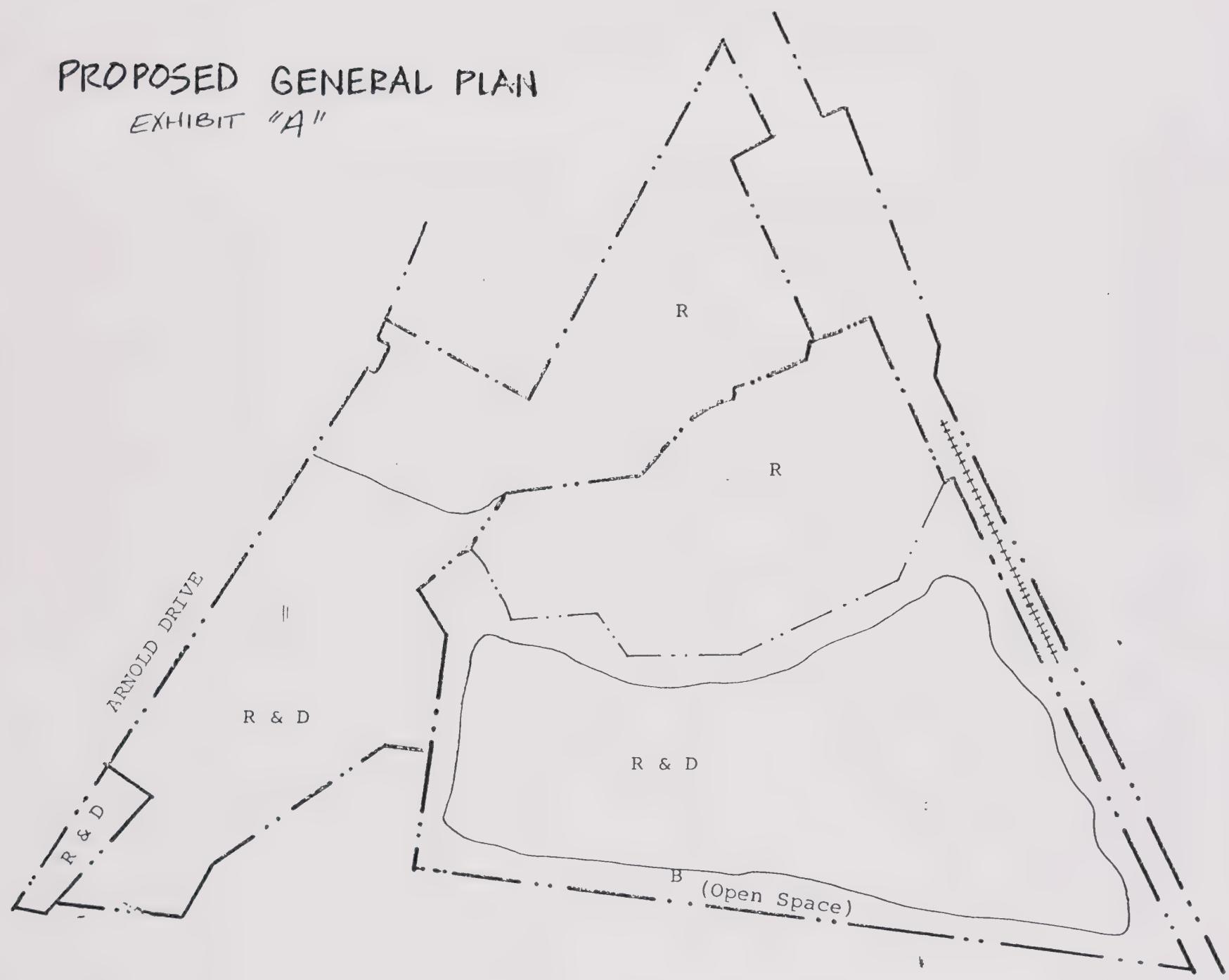
LAWRENCE J. KOWALSKI, City Clerk


Deputy City Clerk
City of Martinez

WP31

PROPOSED GENERAL PLAN

EXHIBIT "A"



RESOLUTION OF THE MARTINEZ CITY COUNCIL
AMENDING THE GENERAL PLAN LAND USE DESIGNATION FOR
PROPERTY WITHIN THE SUN VALLEY LAND AND CATTLE COMPANY SUBDIVISION 6293

WHEREAS, the Martinez City Council has received a recommendation from the Martinez Planning Commission to change the land use designation of the properties within the Sun Valley Land and Cattle Company Subdivision 6293, and

WHEREAS, the Martinez City Council held a Public Hearing on September 21, 1983, at which time all persons were afforded an opportunity to be heard, and

WHEREAS, the City Council deems it to be in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED by the Martinez City Council that the land use designation of the Sun Valley Land and Cattle Company Subdivision 6293 be amended as follows:

Lots 1-36 be designated Residential 7-12 du/acre,
Lots 37-158 be designated Residential 0-6 du/acre
Remaining ridge lines be designated Open Space

- - - - -

I HEREBY CERTIFY that this is a true and correct copy of a Resolution duly adopted by the Martinez City Council at its meeting of September 21, 1983, by the following vote:

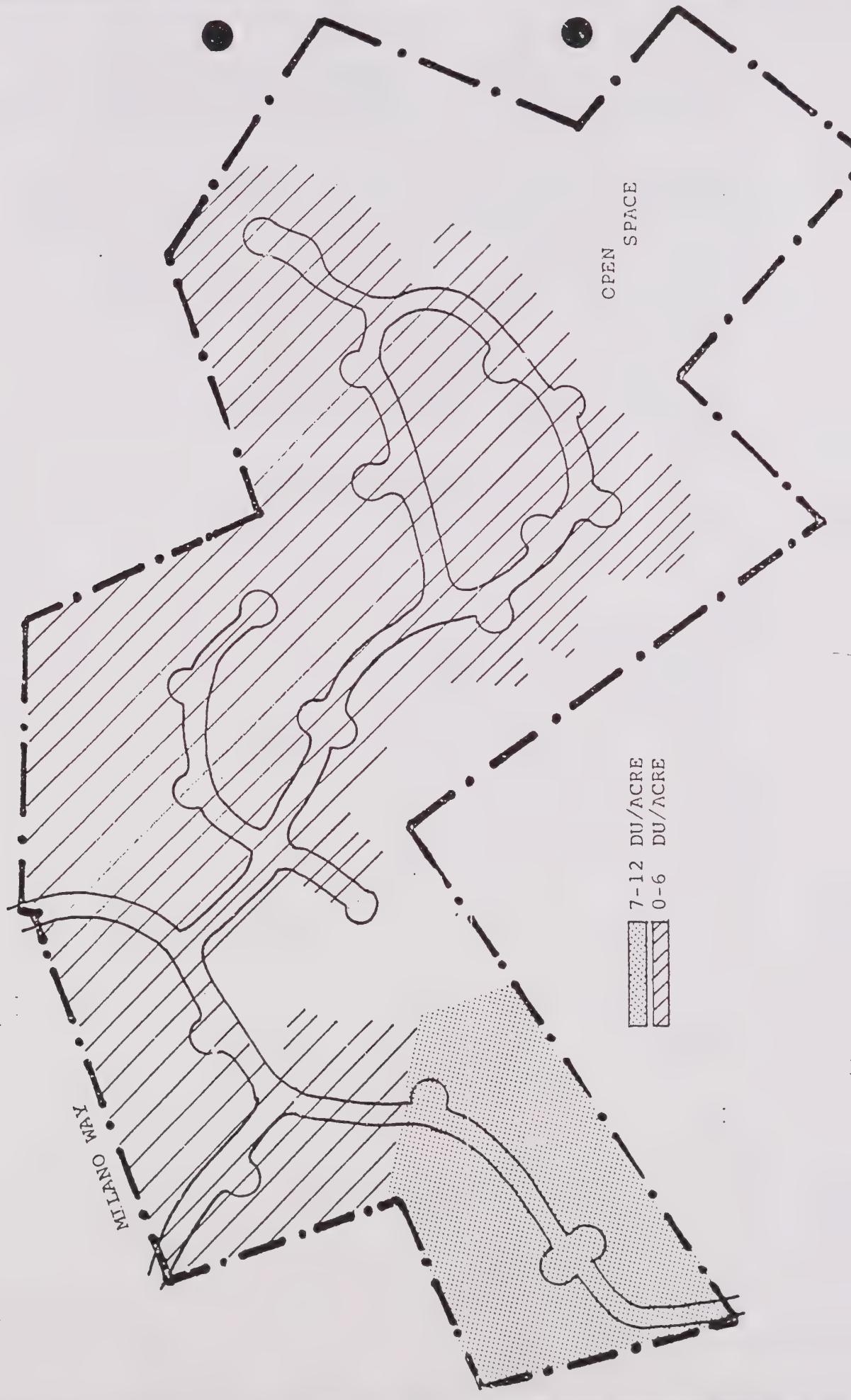
AYES: *Councilmembers Dothee, Patrick and Radke.*

NOES: *Mayor Schaefer.*

ABSENT: *None.*

NOT VOTING: *Councilmember Feyh.*

Patricia J. Radke, Deputy
Lawrence J. Kowalski, City Clerk



RESOLUTION NO. 195-83

RECEIVED
IN MUNICIPAL COURT
OF SANTA CLARA COUNTY
CALIFORNIA

**AMENDING THE LAND USE ELEMENT OF THE MARTINEZ GENERAL PLAN
FOR THE SANTA FE RAILROAD PROPERTY LOCATED
BETWEEN HIGHWAY 4, THE SANTA FE RAILROAD AND ALHAMBRA CREEK**

WHEREAS, the City Council received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the subject property from "Buffer" to "Commercial--Retail and Services"; and

WHEREAS, the purpose of the General Plan Amendment is to permit the 3.56 acre site to be used for an approved use consistent with the land use designation;

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which identifies potential environmental concerns and lists mitigation measures;

NOW, THEREFORE, BE IT RESOLVED that the Martinez City Council amend the Land Use Element of the Martinez General Plan from "Buffer" to R&D (Research & Development).

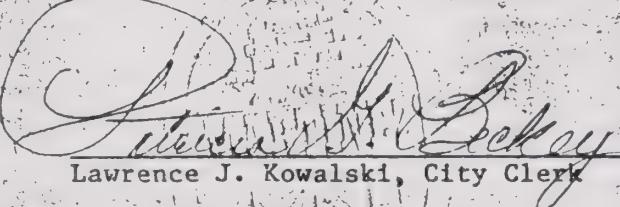
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council at a regular meeting of said City Council held on November 16, 1983, by the following vote:

AYES: Councilmembers Dothee, Feyh, and Vice-Mayor Radke.

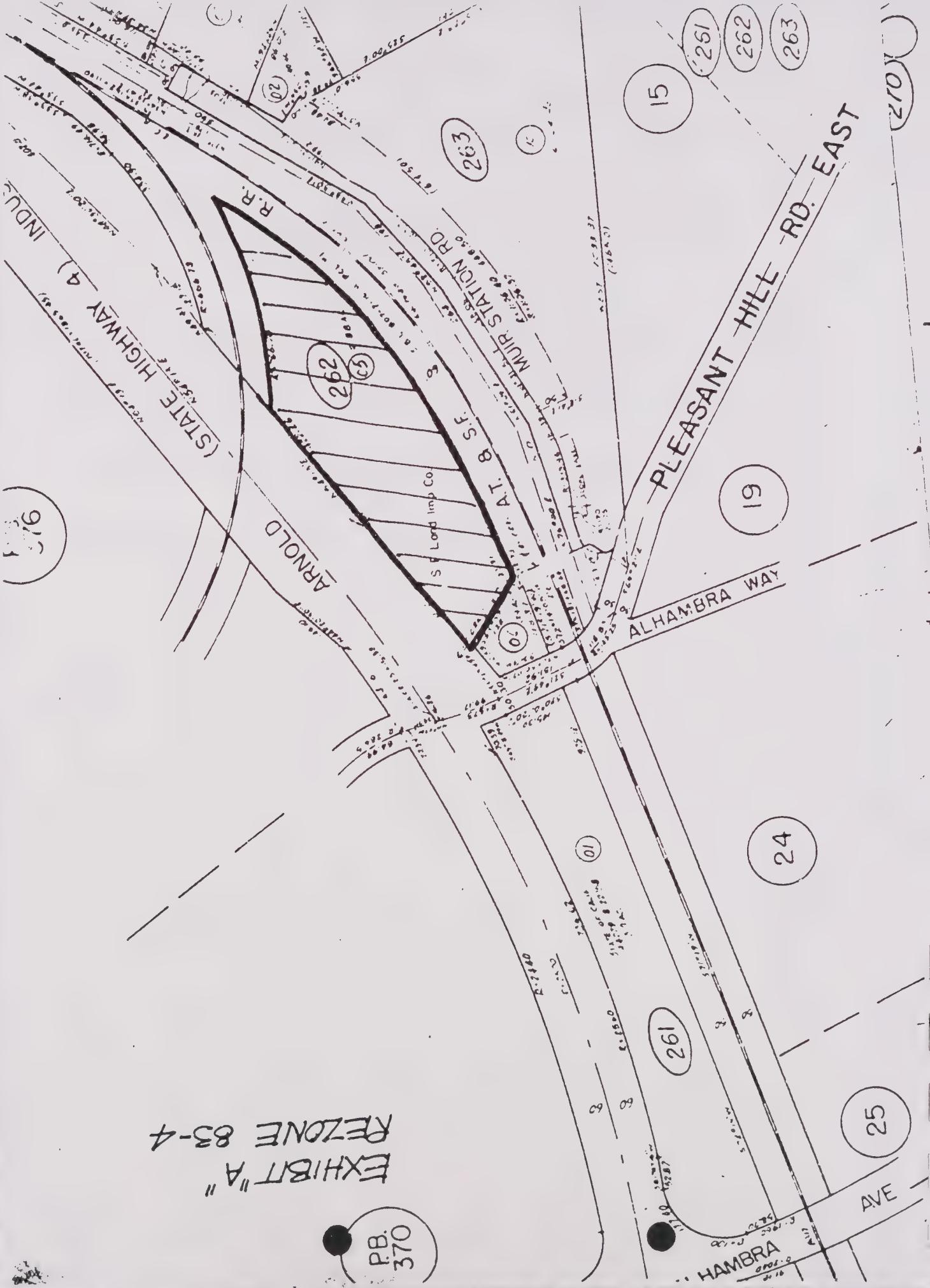
NOES: Councilmember Patrick and Mayor Schaefer.

ABSENT: None.

NOT VOTING:


Lawrence J. Kowalski, City Clerk

WP185



RESOLUTION NO. 196-83

AMENDING THE LAND USE ELEMENT
OF THE MARTINEZ GENERAL PLAN FOR THE
ROBERT OLSON PROPERTY ON HOWE ROAD

WHEREAS, The City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the Robert Olson property from P-A (Professional-Administrative Offices) to R&D (Research & Development); and

WHEREAS, the purpose of the General Plan Amendment is to permit the 3.3 acre site on Howe Road to be used for research and development purposes; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which indicates potential environmental concerns and lists mitigation measures; and

WHEREAS, the City Council held a public hearing on November 16, 1983, to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED that the City Council amend the Land Use Element of the Martinez General Plan from P-A (Professional/Administrative Offices) to R&D (Research and Development).

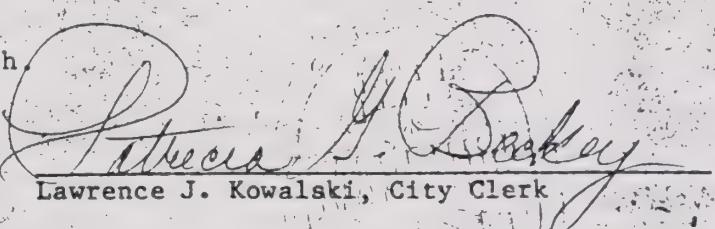
I HEREBY CERTIFY the foregoing is a true and correct copy of a resolution duly adopted by the City Council at a regular meeting of said City Council held on November 16, 1983, by the following vote:

AYES: Councilmembers Dothee, Patrick, Radke, and Mayor Schaefer.

NOES: None.

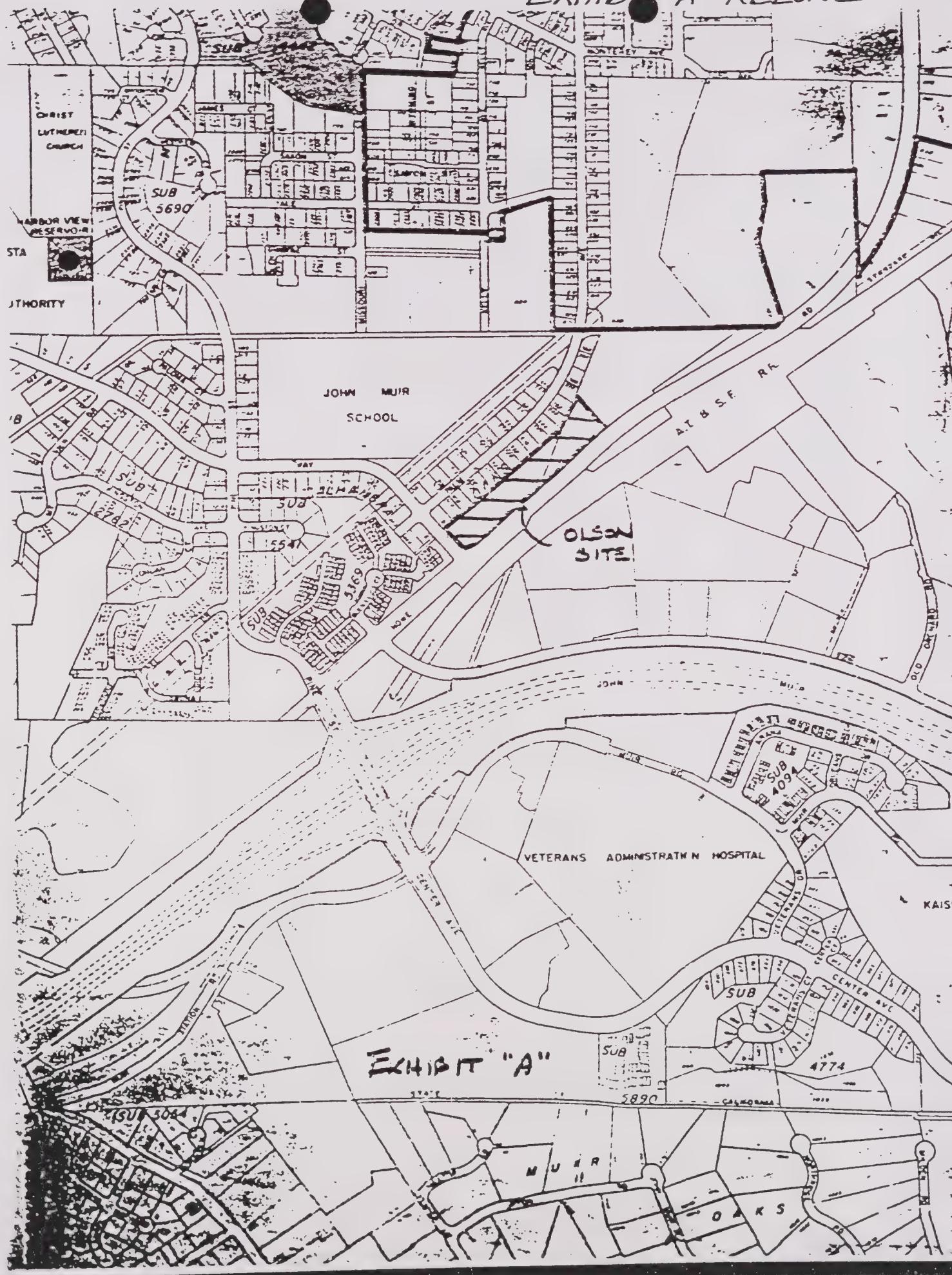
ABSENT: None.

NOT VOTING: Councilmember Feyh


Lawrence J. Kowalski, City Clerk

WP186

EXHIBIT "A" REZONE 83-5



RESOLUTION NO. 197-83

AMENDING THE LAND USE ELEMENT OF THE MARTINEZ
GENERAL PLAN FOR THE CITY OF MARTINEZ CHURCH STREET PROPERTY

WHEREAS, the City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for property located at the southeasterly corner of Church Street and Valley Avenue, and

WHEREAS, the purpose of the General Plan Amendment is to allow residential usage of approximately 9200 sq. ft. of the site adjoining the existing Contra Costa County Consolidated Fire District Facility; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which identifies potential environmental concerns and lists mitigation measures, and

WHEREAS, the City Council held a Public Hearing on November 16, 1983, to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED that the Martinez City Council amend the Land Use Element of the Martinez General Plan from G-F (Governmental Facilities) to Residential 0-6 du/acre.

I HEREBY CERTIFY the foregoing is a true and correct copy of a Resolution duly adopted by the City Council at a regular meeting of said City Council held on November 16, 1983, by the following vote:

AYES: Councilmembers Dothee, Feyh, Patrick and Mayor Schaefer.

NOES: None.

ABSENT: Vice Mayor Radke.

NOT VOTING:

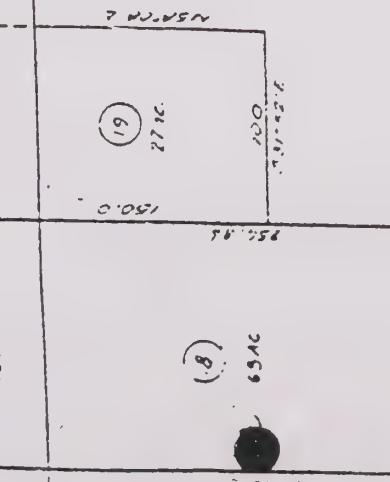
LAWRENCE J. KOWALSKI, CITY CLERK

WP 141

RECORD OF SURVEY 19 L.S.M. 44 1-23-62
RECORD OF SURVEY 28 L.S.M. 4C 8-21-64
3-36 L.S.M. 21 8-4-65
4-65 P.M. 11 1-24-78

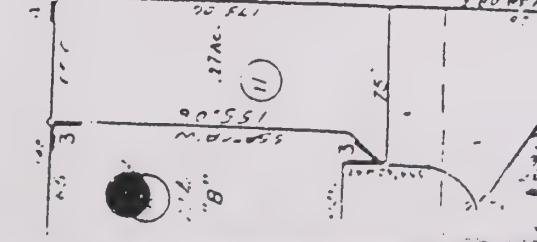
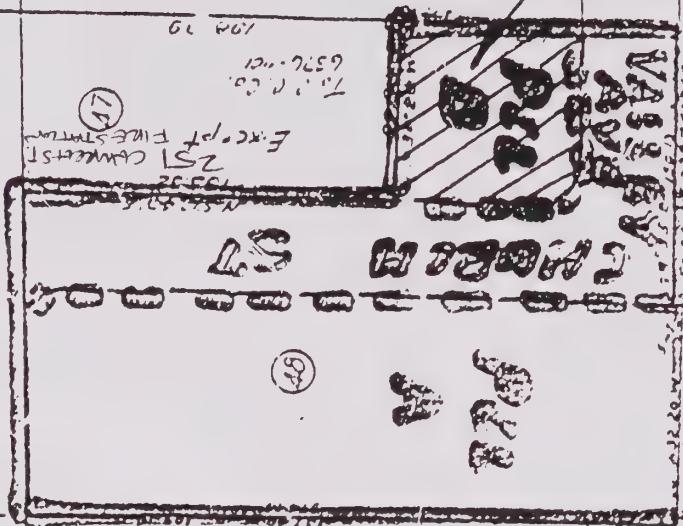
Rezoning # 83-6

PLEASANT HILL ROAD - EAST



SURVEY
CONTRACT
OPEN CONTRACT

VALLEY AVE.



180

EXHIBIT "A"

REZONE 83-6

176

RESOLUTION NO. 182-84

AMENDING THE LAND USE ELEMENT
OF THE MARTINEZ GENERAL PLAN FOR THE
PROPERTY ON HOWE ROAD

WHEREAS, the City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the Campbell Devcon Construction, Inc. property from S-C (Service-Commercial) to R&D (Research & Development); and

WHEREAS, the purpose of the General Plan Amendment is to permit the 5.16 acre site on the north side of Howe Road easterly of Vista Way (AP #376-090-012 thru 016) to be used for research and development purposes; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which indicates potential environmental concerns and lists mitigation measures; and

WHEREAS, the City Council held a public hearing on November 7, 1984 to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez to amend the Land Use Element of the Martinez General Plan from S-C (Service-Commercial) to R&D (Research and Development).

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 7th day of November, 1984, by the following vote:

AYES: Councilmembers Hernandez, Langley, Radke,
Vice Mayor Pollacek and Mayor Menesini.

NOES: None.

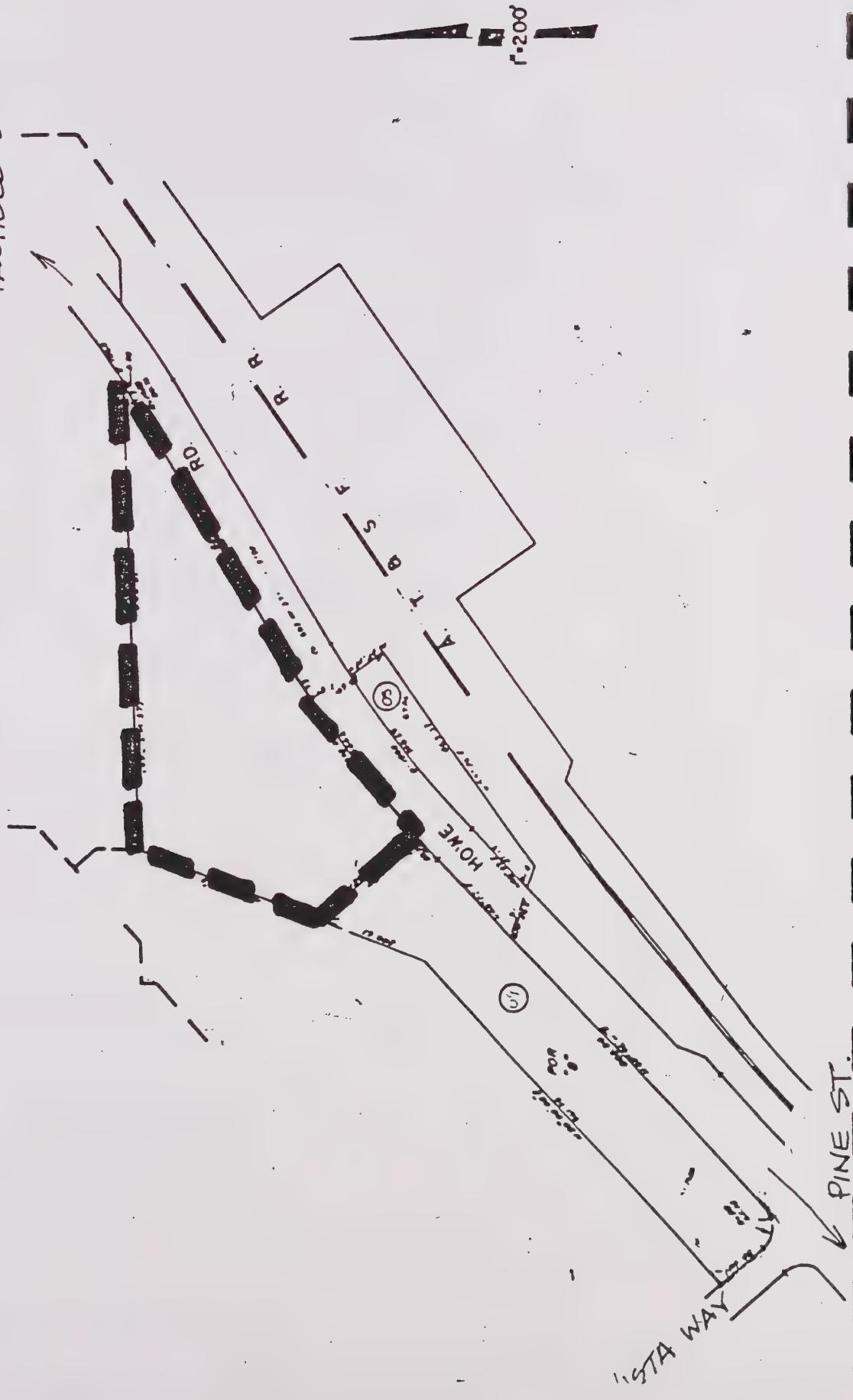
ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

By: PATRICIA G. BECKY
Deputy City Clerk

EXHIBIT "A" for res. #182-84; and
for Ord. #1030 C.S.

PACHECO BLVD.



RESOLUTION NO.56-85

AMENDING THE LAND USE ELEMENT
OF THE MARTINEZ GENERAL PLAN FOR THE
DAVID R. CARNEY COMPANY
PROPERTY ON MORELLO AVENUE AND MAYWOOD LANE

WHEREAS, the City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the David R. Carney Company property from Residential, 0-6 units per gross acre to Residential, 19-³⁵₂₅ units per gross acre; and

WHEREAS, the purpose of the General Plan Amendment is to permit the 4.98 acre site on the northeasterly corner of Morello Avenue and Maywood Lane (A.P. 161-120-018, 011 and 005) to be used for residential purposes; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which indicates potential environmental concerns and lists mitigation measures; and

WHEREAS, the City Council held a public hearing on April 17, 1985 to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez to amend the Land Use Element of the Martinez General Plan from Residential, 0-6 units per gross acre to Residential, 19-35 units per gross acre.

25
* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 17th day of April, 1985, by the following vote:

AYES: Councilmembers Hernandez and Pollacek and Vice Mayor Langley.

NOES: None.

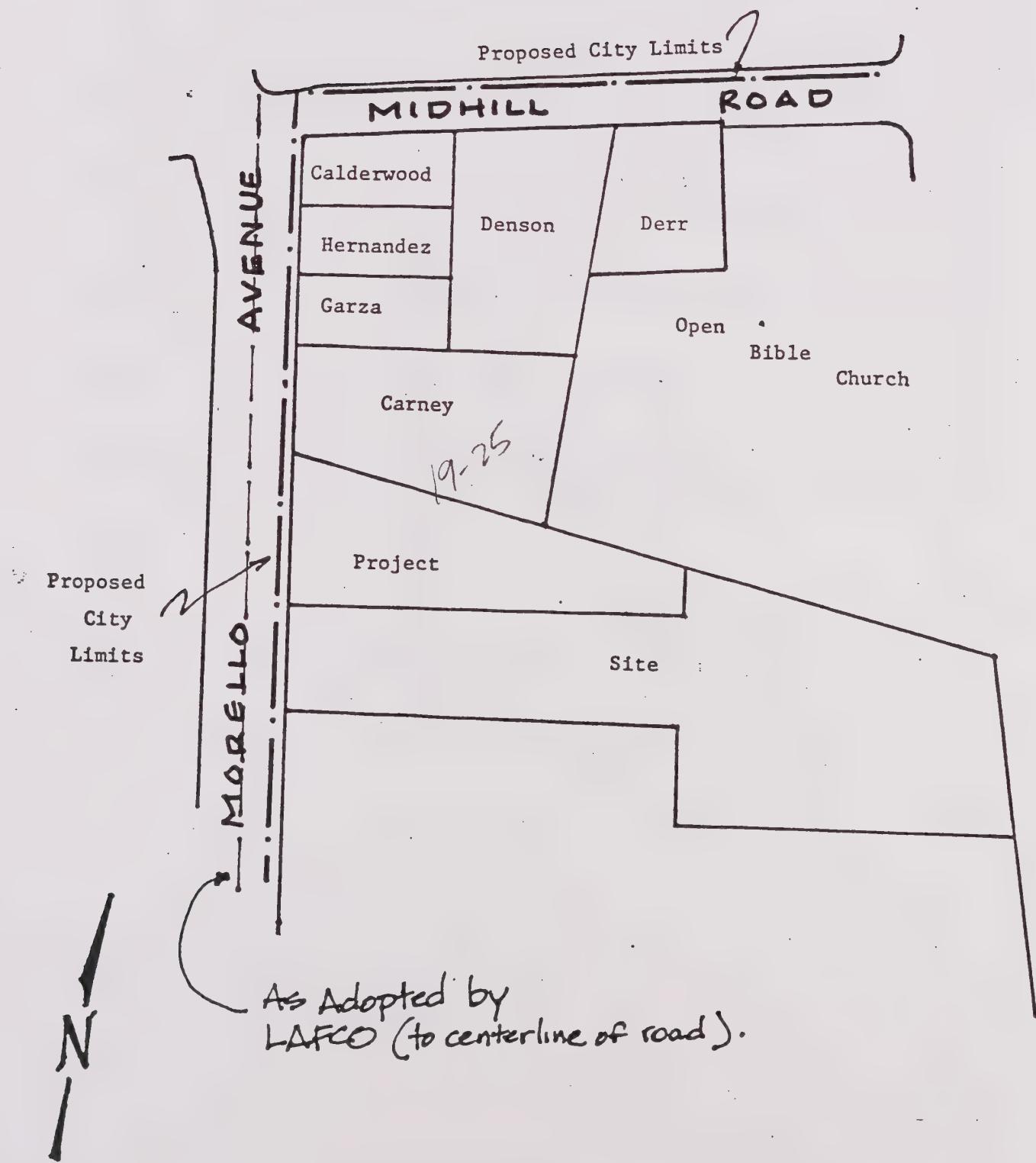
ABSENT: Councilmember Radke and Mayor Menesini.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

by: PATRICIA G. BECKEY
Deputy City Clerk

EXHIBIT C

CARNEY ANNEXATION



RESOLUTION NO. 82-85

RESOLUTION TO AMEND THE MARTINEZ GENERAL PLAN
WITH RESPECT TO VARIOUS PROPERTIES AND DEVELOPMENT ACTIVITY
WITHIN THE JOHN MUIR PARKWAY SPECIFIC PLANNING AREA

WHEREAS, the Martinez City Council has received a recommendation from the Martinez Planning Commission to amend the Martinez General Plan as provided for in the proposed John Muir Parkway Specific Plan Update dated May 17, 1985, incorporating certain other amendments as considered by the Planning Commission on June 11, 1985; and

WHEREAS, the purpose of this General Plan Amendment is to accommodate a series of Land Use Element changes as requested by property owners and the Planning Commission, and to amend the Circulation Element as recommended by the Planning Commission, and also to establish a detailed Infrastructure Planning Document; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which indicates that the proposed Amendments would not have a significant adverse effect on the environment; and

WHEREAS, the City Council has held a Public Hearing on June 19, 1985 to consider the recommendations of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL that the General Plan be amended as provided for in the "John Muir Parkway Specific Area Plan Update" dated June 19, 1985.

- - - -

I HEREBY CERTIFY the foregoing is a true and correct copy of a resolution duly adopted by the City Council at a regular meeting of said City Council held on June 19, 1985, by the following vote:

Ayes: Councilmembers Pollacek, Radke, Vice-Mayor Langley, Mayor Menesini

Noes: None

Absent: Councilmember Hernandez

217.74

LAWRENCE KOWALSKI

City Clerk, City of Martinez

By: PATRICIA G. BECKEY
Deputy City Clerk

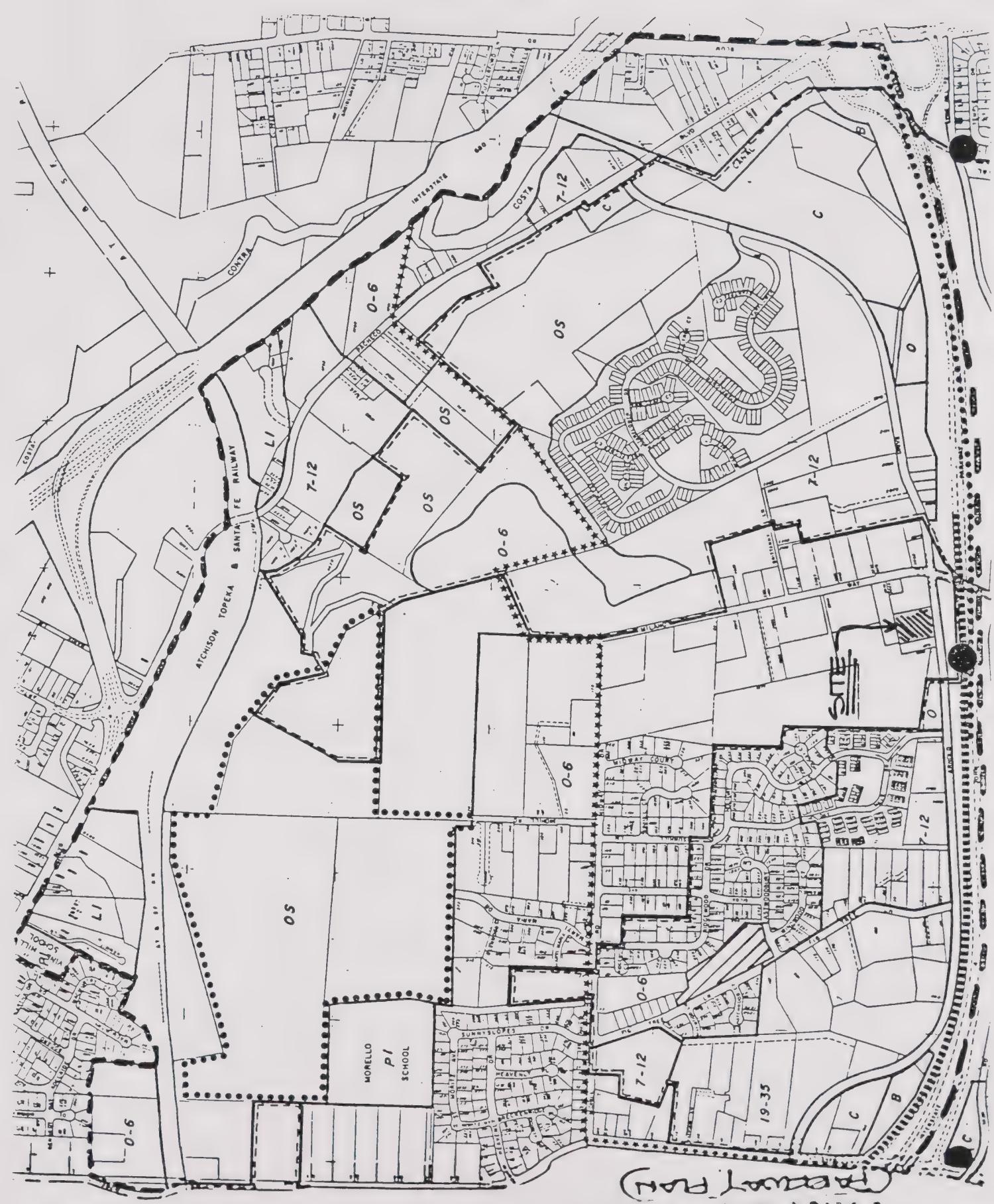
EXISTING ZONING

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ATTACHMENT 3

PAGE 43



AMENDING THE LAND USE ELEMENT
OF THE MARTINEZ GENERAL PLAN FOR
PIERRE NEBOUT (ROYAL MOTEL) PROPERTY
EAST OF 3999 ALHAMBRA AVENUE AND A PORTION OF
THE HIDDEN LAKES OPEN SPACE EAST OF MORELLO AVENUE

WHEREAS, the Martinez Planning Commission has recommended that the City Council amend the Land Use Element of the General Plan for the Pierre Nebout property from Multi-Family Residential to Commercial (see Exhibit A); and,

WHEREAS, the Planning Commission has recommended that the Council amend the Land Use Element of the Hidden Lakes Specific Area Plan for a portion of the Hidden Lakes Open Space from Open Space to Park (see attached Exhibit B); and,

WHEREAS, the City Council adopts the Negative Declarations as recommended by the Planning Commission; and,

WHEREAS, the City Council held a public hearing on November 13, 1985, to consider the Commission recommendations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the Land Use Element of the Martinez General Plan is amended from Multi-Family Residential to Commercial for a portion of the Nebout property as shown on Exhibit "A", and that the Land Use Element of the Hidden Lakes Specific Area Plan is amended from Open Space to Park for a portion of the Hidden Lakes Open Space as shown on Exhibit "B".

BE IT FURTHER RESOLVED that this Resolution shall take effect on the effective date of Ordinances No. 1048 and No. 1049 which rezone said properties consistent with the General Plan amendments herein.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 13th day of November, 1985, by the following vote:

AYES: Councilmembers Hernandez, Pollacek, Radke, Vice Mayor Langley and Mayor Menesini.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

By: PATRICIA G. BECKEY
Deputy City Clerk



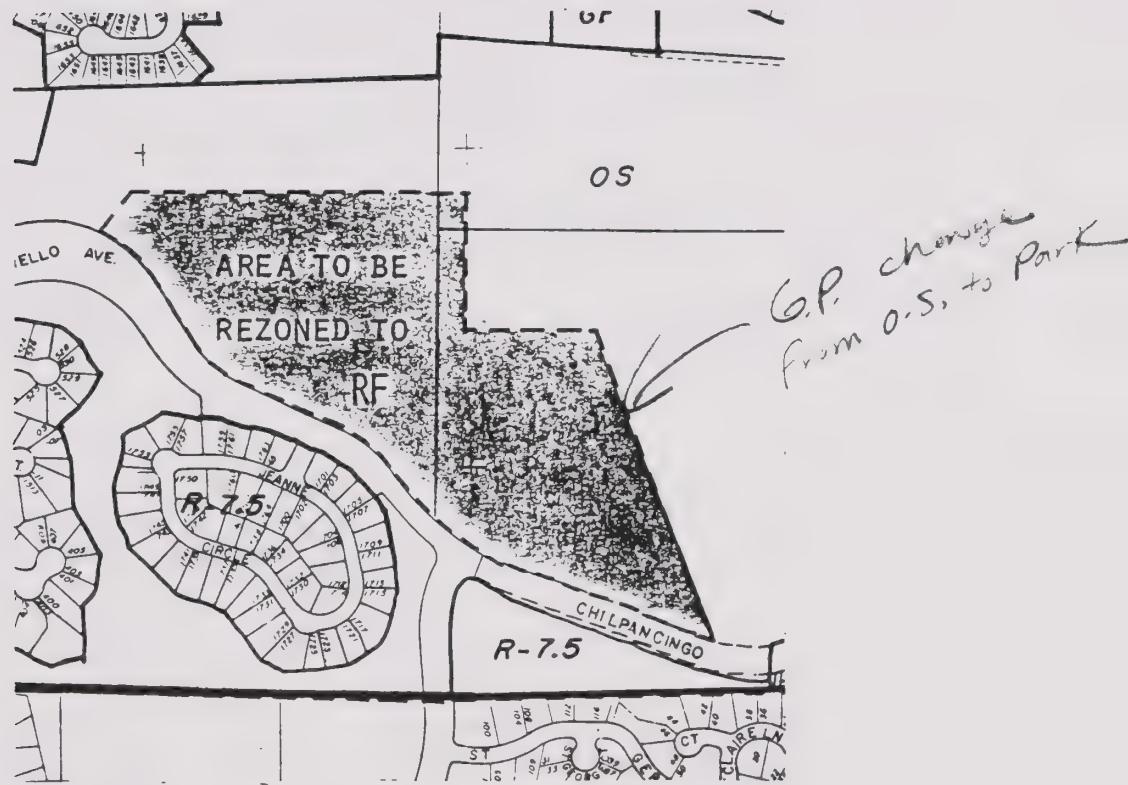


EXHIBIT A - HIDDEN LAKES REZONING

RESOLUTION NO. 211-85

RESOLUTION AMENDING THE MARTINEZ GENERAL PLAN
BY REVISING THE RESIDENTIAL DENSITY RANGES AND
LAND USE DESIGNATIONS OF THE
JOHN MUIR PARKWAY SPECIFIC AREA PLAN

WHEREAS, the Planning Commission has held hearings on and recommended approval of the attached revisions to the John Muir Parkway Specific Area Plan; and,

WHEREAS, the City Council held a public hearing on December 11, 1985, on the Commission recommendation; and,

WHEREAS, the City Council adopts the Negative Declarations as recommended by the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended as shown on Exhibits A, B, and C attached.

* * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 11th day of December, 1985, by the following vote:

AYES: Councilmembers Langley, Radke, Vice Mayor Hernandez and Mayor Menesini.

NOES: None.

ABSENT: Councilmember Pollacek.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

By: PATRICIA G. BECKEY
Deputy City Clerk

Policy Changes - John Muir Parkway Specific Area Plan

1. The attached Design Review Guidelines shall be incorporated as part of the Plan and shall be applied to all future development in the planning area.
2. The residential density range of 19-35 units per acre shall be amended to 19-25 units per acre.
3. Residential zoning shall be adopted in conformance with the following:

<u>Density Range</u>	<u>Zoning</u>
19-25 units per acre	R-2.0.* Up to R-1.5 zoning (maximum of 25 units per acre) shall be considered on a P.U.D. use permit basis for sites on major roads with close freeway access, minimal impacts on adjoining areas, superior design, etc.
13-18 units per acre	R-3.0.* Up to R-2.5 density shall be considered on a P.U.D. use permit basis for sites on major roads, with minimal impacts on adjoining areas, superior design, etc.
7-12 units per acre	R-4.5.* Up to R-3.5 density shall be considered a P.U.D. use permit basis for sites with minimal impacts on adjoining areas, etc.

NOTE: The above densities and zonings are for level sites. Sites with slopes shall be reduced in density under the slope-density provisions of the Zoning Ordinance.

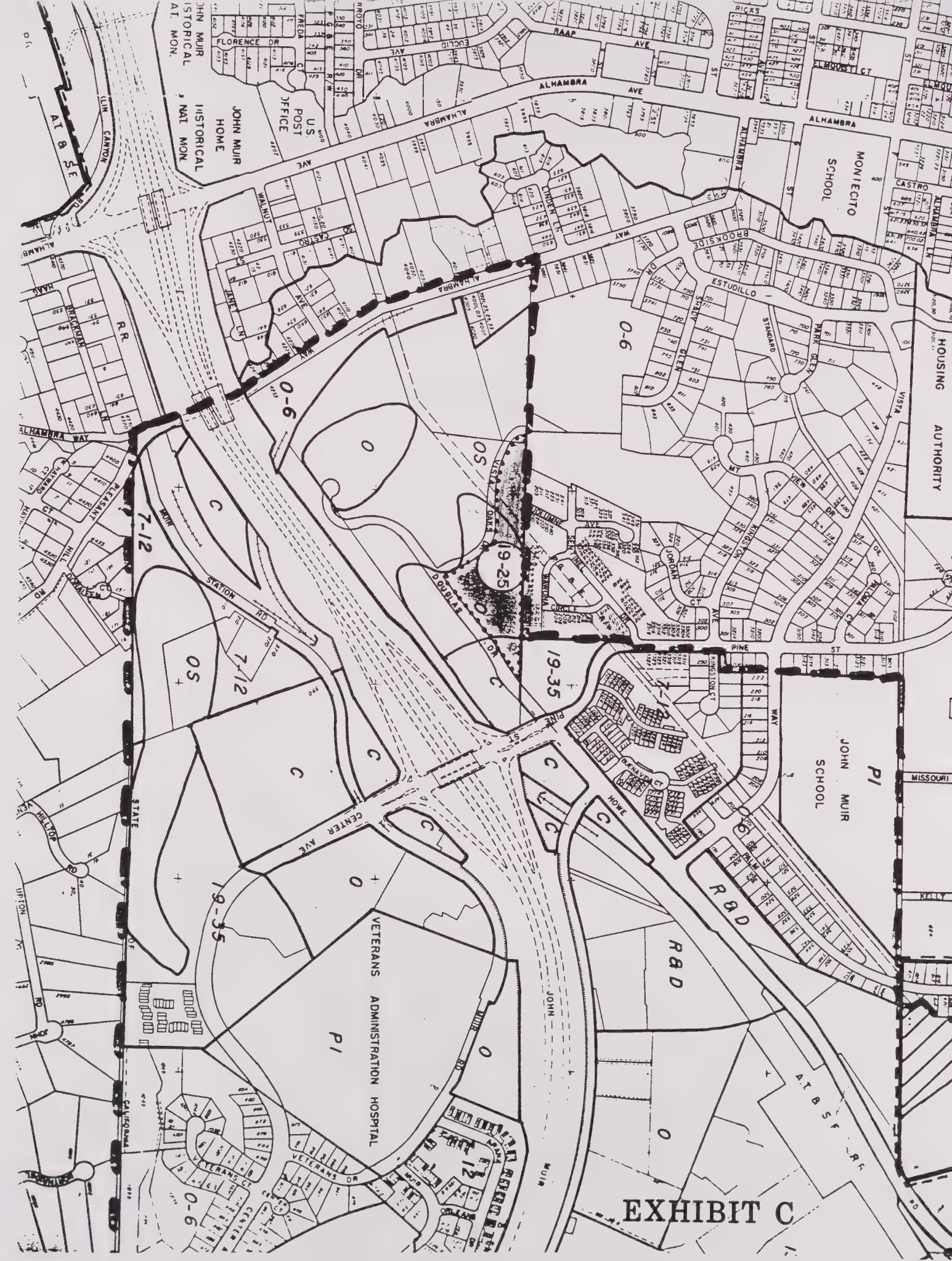
4. Slope density zoning regulations shall be amended to reduce the base zoning, rather than have set densities for higher slopes.

RP:nb
251.222

EXHIBIT A



EXHIBIT B



RESOLUTION NO. 42-86

RESOLUTION AMENDING THE MARTINEZ GENERAL PLAN BY REVISING THE CENTRAL MARTINEZ AREA SPECIFIC PLAN, ALLOWING CONSIDERATION THROUGH A P.U.D. PROCESS UP TO 40 UNITS PER ACRE FOR LOW/MODERATE INCOME SENIOR HOUSING IN LOCATIONS WHERE IT CAN BE ACCOMMODATED WITHOUT IMPOSING ADVERSE IMPACTS TO THE EXISTING AREA

WHEREAS, the Planning Commission has held a hearing on and recommended approval of the revision (shown below) to the Martinez General Plan; and,

WHEREAS, the City Council held a hearing on March 5, 1986, on the Commission recommendation; and,

WHEREAS, the City Council adopts the Negative Declaration as recommended by the Planning Commission; and,

WHEREAS, State law requires density bonus for low/moderate income housing and Senior housing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended to add Section 30.5335 as follows:

"The City may consider through a Planned Unit Development (P.U.D.) process up to 40 units per acre for low/moderate income Senior housing in locations where it can be accommodated without imposing adverse impacts to the existing area."

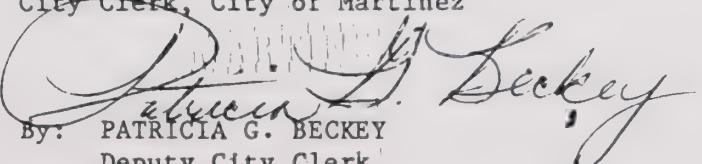
* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 5th day of March, 1986, by the following vote:

AYES: Councilmembers Langley, Pollacek, Radke, Vice Mayor Hernandez and Mayor Menesini.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

By: PATRICIA G. BECKEY
Deputy City Clerk

TAX CODE AREA

24

1

24

ALHAMBRA

SOTO

51

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14.987
14.987
14.987

233

173

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23

23

23

23

1962 ROLL
ASSessor's MAP
BOOK 372 PAGE 23
COSTA COUNTY, CALIF.

BOOK 372 PAGE 23
CONTRA COSTA COUNTY, CALIF.

109.9
BERRELESSA
CITY OF MIAMI
310-0956-1
23100956-1
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AVE.

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AMENDING THE MARTINEZ GENERAL PLAN
BY REVISING THE AREA LOCATED ON
THE EASTERLY 150 ± FEET FROM ALHAMBRA AVENUE
BETWEEN F AND G STREETS

WHEREAS, the Planning Commission has held a hearing on and recommended approval of the attached revision to the Martinez General Plan; and,

WHEREAS, the City Council held a hearing on March 19, 1986, on the Commission recommendation; and,

WHEREAS, the City Council adopts the Negative Declaration as recommended by the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended for the area shown on the attached Exhibit A from Community Facility (School and Playground) to Commercial.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 16th day of April, 1986 by the following vote:

AYES: Councilmembers Langley, Pollacek, Radke, Vice Mayor Hernandez and Mayor Menesini.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

By: Mercedez G. Cabral
Acting Deputy City Clerk

employed outside the community. However in the last two years 75% of these students have been able to work in Martinez, which means that they do not need transportation to take them outside the community;

- G. A petition was submitted containing signatures of students encouraging the development of Wendy's;
- H. This is a commercial area and the community should accept that;
- I. A portion of a letter from Ron and Diane Sherbourne, parents of two Martinez Junior High School students, was read in support of the project and pointing out the need for improvements to the junior high school and high school campuses.

The public hearing was closed...

The Council briefly discussed: traffic impacts; the installation of a traffic signal at F Street, the conditions of approval as recommended by the Planning Commission and Director of Planning and Building; the studies made by the Martinez Unified School District; the landscaping along the easterly property line of the proposed development; future use of the subject property by the School District; parking on the Montecito School site; the tremendous need for improvement of the schools within the District; the potential employment for young people in the community and the rezoning of only the site proposed for Wendy's.

A motion by Councilmember Radke, seconded by Mayor Menesini was made recommending the approval of rezoning only the Wendy's site, leaving the remaining frontage along Alhambra Avenue as GF, was lost by the following vote:

AYES: Councilmember Radke and Mayor Menesini.

NOES: Councilmembers Langley, Pollacek and Vice Mayor Hernandez.

ABSENT: None.

On motion of Mayor Menesini, seconded by Councilmember Pollacek, the Council unanimously denied the appeal and sustained the approval by the Planning Commission approving the Negative Declaration and the General Plan amending the zoning and granting the Conditional Use Permit including conditions recommended by staff and Design Review.

On motion of Councilmember Pollacek, seconded by Councilmember Langley, it was unanimously agreed to waive the reading of the text and introduce Ordinance No. 1070 C.S. rezoning the subject property from GF to NC/TC by the following vote:

AYES: Councilmembers Langley, Pollacek and Vice Mayor Hernandez.

NOES: Councilmember Radke and Mayor Menesini.

ABSENT: None.

** A recess was called at this time 8:30 PM.

** The Council meeting reconvened at 8:48 PM. with all Councilmembers again present.

ADOPTION OF ORDINANCE NO. 1065 C.S., REZONING 4.7 ACRES OF LAND LOCATED ON THE EAST SIDE OF MORELLO AVENUE, 150 FEET NORTH OF ARNOLD DRIVE, FROM A-1 (AGRICULTURE) TO R-1.5 (MULTIPLE RESIDENTIAL). [09.04.01.03]

On motion of Councilmember Pollacek, seconded by Councilmember Langley, the reading of the text was waived and Ordinance No. 1065 C.S. was unanimously adopted, rezoning 4.7 acres on Morello Avenue to R-1.5.

Commissioner Bruno was in support of the project and felt the building design was very attractive but did not want to rezone both parcels.

Richard Pearson explained that the rezoning and general plan amendment of both parcels would be appropriate and it was logical to do both at once; otherwise, it could be spot zoning. The design review on any proposal submitted for parcel A would come back before the Commission.

A motion was made by Commissioner McDowell, seconded by Commissioner Kramer, that the General Plan Amendment and Rezoning of both parcels from Government Facility to Neighborhood Commercial/Thoroughfare Commercial be recommended to the City Council; that the Use Permit, Minor Subdivision Map, and Design Review be approved with the provision that the landscaping plans come back to the Commission for final review; and that the Negative Declaration be adopted. The motion passed with the following vote:

AYES: COMMISSIONERS Bruno, Hilson, Kramer, McDowell, and Chairman Scott

NOES: COMMISSIONERS Norton and Briody

ABSENT: COMMISSIONERS None

ABSTAIN: COMMISSIONERS None ~

ARK DISTRIBUTING - G.P.A. #85-11, Rezoning #85-19, and Design Review #85-25. Public hearing on proposal by Ark Distributing to convert an existing building located at 2385 Pacheco Blvd. to a printing/graphics business.

David Wallace presented the staff report. He explained that both the staff and the applicant were requesting continuance of the Design Review portion of this application because of parking details that needed to be worked out. Staff was recommending that the Negative Declaration be adopted and that a recommendation be made to the City Council to approve the rezoning of the two eastern parcels to initiate the time-consuming annexation process through LAFCO.

The public hearing was opened.

Mrs. Frances DeRenzi, General Manager of Ark Distributing Company, supported staff's request for continuance. She had been out of town on other business commitments and still needed to go back to their designers to get more accurate actual cost figures.

As there were no additional persons wishing to speak on the subject, the public hearing was closed.

A motion was made by Commissioner McDowell, seconded by Commissioner Norton, to continue the item to the meeting of March 11 to enable the applicant to gather the additional information. The motion passed with the following vote:

RESOLUTION AMENDING THE MARTINEZ GENERAL PLAN BY REVISING THE AREA LOCATED ON THE EASTERLY 150~~+~~ FEET FROM ALHAMBRA AVENUE BETWEEN F AND G STREETS

WHEREAS, the Planning Commission has held a hearing on and recommended approval of the attached revision to the Martinez General Plan; and,

WHEREAS, the City Council held a hearing on March 19, 1986, on the Commission recommendation; and,

WHEREAS, the City Council adopts the Negative Declaration as recommended by teh Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended for the area shown on the attached Exhibit A from Community Facility (School and Playground) to Commercial.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the day of , 1986, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

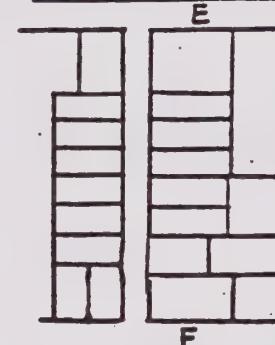
LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

By: PATRICIA G. BECKY
Deputy City Clerk

217.289



ALHAMBRA HIGH SCHOOL



AVE.

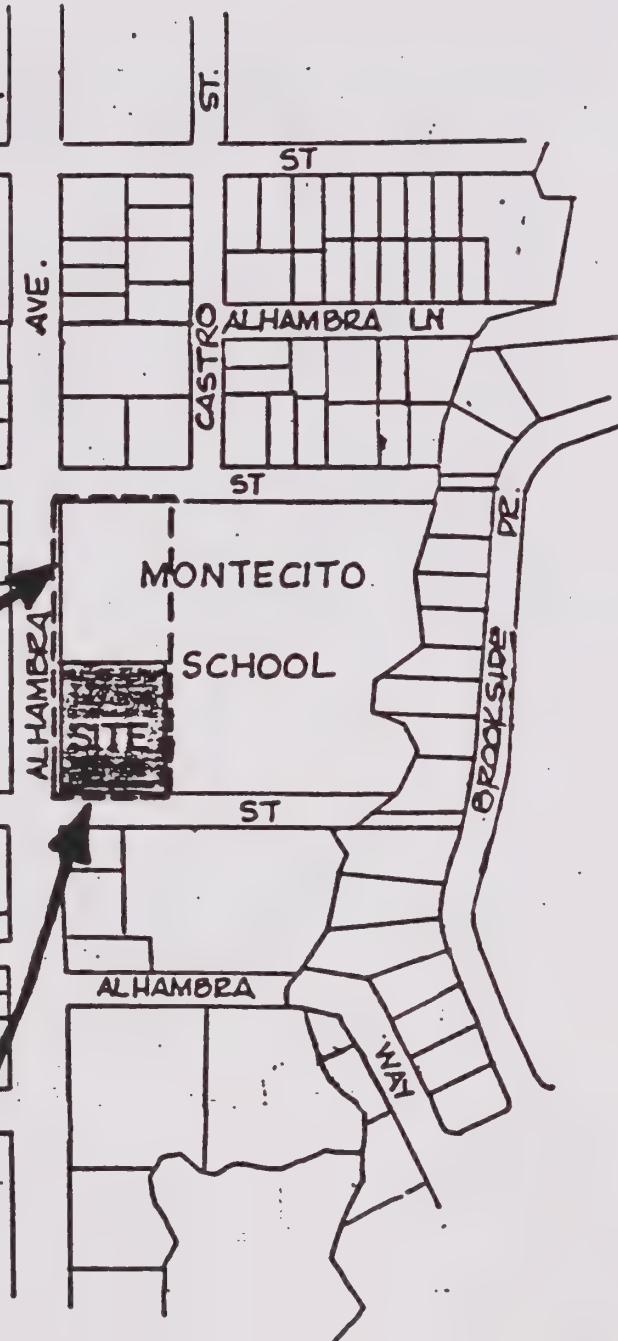


G



BOUNDARY OF AREA FOR
GENERAL PLAN AMENDMENT -
REZONE

GILGER AVE



WENDY'S INTERNATIONAL SITE

DK ASSOCIATES
WALNUT CREEK, CA.

EXHIBIT A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARTINEZ
DESIGNATING A 3.36+ ACRE SITE NORTH OF THE ALHAMBRA AVENUE/PASO NOGAL
INTERSECTION AS SHOWN IN FIGURE F 21.1 LAND USE POLICY
OF THE CITY OF MARTINEZ GENERAL PLAN TO COMMERCIAL

WHEREAS, the Planning Commission has held a hearing on and recommended approval of the attached designation to the Martinez General Plan; and,

WHEREAS, the City Council held a hearing on September 17, 1986, on the Commission recommendation; and,

WHEREAS, it has been determined that the City's 1973 Land Use Element of the General Plan had omitted a Land Use Designation for certain property known by Assessor's Parcel Numbers 152-022-004, -006, and -007; and,

WHEREAS, State law requires consistency between a zoning designation and the General Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended to include a designation for the area shown at the south end of the City, east of Alhambra Avenue, as follows: Figure F 21.1 - Land Use Policy, shall show "Commercial - Retail and Services."

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 17th day of September, 1986, by the following vote:

AYES: Councilmembers Langley, Pollacek, Vice Mayor Hernandez and Mayor Menesini.

NOES: Councilmember Radke.

ABSENT: None.

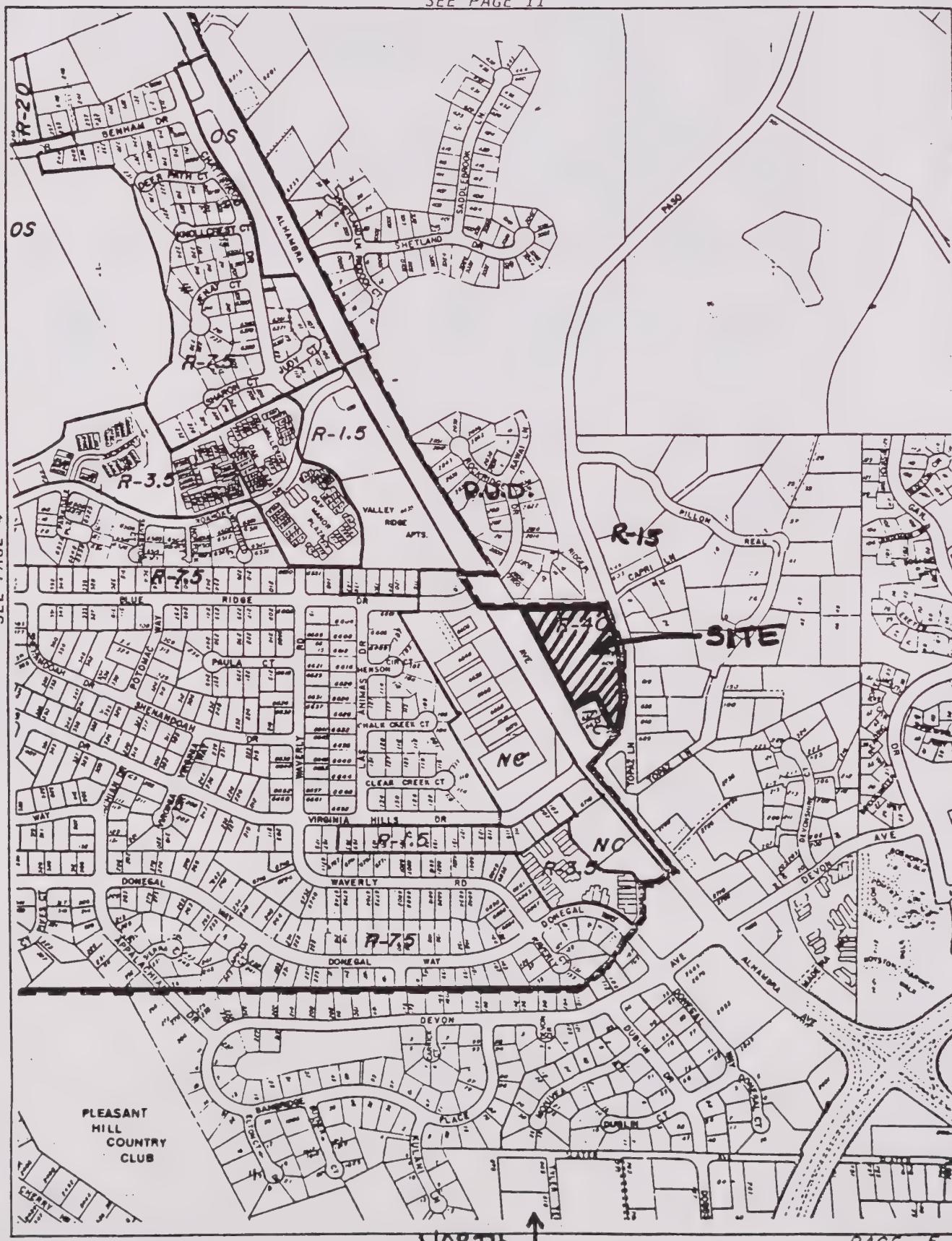
JACK E. GARNER
Interim City Clerk

Meredez G. Cabral
By: MERCEDEZ G. CABRAL
Deputy City Clerk

AMENDED
Date Ord. No.
(C.S.)

SEE PAGE 11

SEE PAGE 4



NORTH
Scale: 1" = 600'

PAGE 5

FIGURE F 21.1

LAND USE POLICY



RESIDENTIAL

- ||||| 0-6 UNITS / GROSS ACRE
- /|/|/ SLOPE DENSITY ORDINANCE
- ===== 6-12 UNITS / GROSS ACRE
- ===== 12 AND OVER UNITS / GROSS ACRE

COMMERCIAL

- ===== RETAIL AND SERVICES
- ===== PROFESSIONAL AND ADMINISTRATIVE

INDUSTRIAL

- E.J.H.H3 COMMUNITY FACILITIES
- G. H. SCHOOLS
- PUBLIC INSTITUTIONS
- PARKS AND RECREATION

OPEN SPACE

- ===== PUBLIC PERMANENT OPEN SPACE
- ===== OPEN SPACE / CONSERVATION USE LAND
- ===== SPECIAL STUDY AREA
- ===== PARKWAY HOLDING ZONE

AREA PROPOSED TO BE DESIGNATED
COMMERCIAL - RETAIL AND SERVICES

THE CITY OF
MARTINEZ
CALIFORNIA

scale (1000 feet)



RESOLUTION NO. 56-87

ADOPTING THE ALHAMBRA HILLS SPECIFIC PLAN

WHEREAS, the Final EIR for the proposed Alhambra Hills Specific Plan was certified as adequate by the Planning Commission of the City of Martinez on April 29, 1986 and the certification of the EIR was upheld on appeal by the City Council of the City of Martinez on June 4, 1986; and

WHEREAS, the Planning Commission of the City of Martinez held public hearings on the Draft Alhambra Hills Specific Plan; and

WHEREAS, the Planning Commission recommended Council approval of the Plan on February 10, 1987; and

WHEREAS, the City Council held a public hearing on March 18, 1987; and

WHEREAS, the City Council reviewed and considered the Final EIR and addenda in adopting the Specific Plan; and

WHEREAS, the City Council finds that the Final EIR and addenda together are adequate and in compliance with CEQA; and

WHEREAS, the current Alhambra Hills Specific Area Plan includes a larger area than the new Alhambra Hills Specific Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that:

- A. The Alhambra Hills Specific Plan as shown on Exhibit A is adopted; and
- B. The written findings (recommended by the Planning Commission Exhibit B) required by CEQA to approve a project are adopted.
- C. Properties within the 1973 Alhambra Hills Specific Plan Area and not within the new Specific Plan Area shall remain within the jurisdiction of the 1973 Alhambra Hills Plan.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 6th day of May, 1987, by the following vote:

AYES: Councilmembers Hernandez, Langley, Pollacek, Vice Mayor Radke and Mayor Menesini.

NOES: None.

ABSENT: None.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk

nb:57

EXHIBIT A

ALHAMBRA HILLS SPECIFIC PLAN
(Planning Commission Recommendation - Revised per Council 4/8/87)

PLAN AREA

The Specific Plan Area is shown in Fig. 31.30.

31.3 POLICIES

31.31 LAND USE

F 31.31 Development Areas, remote homesites and land use designations are shown on Fig. 31.30. The Development Area shall consist of all Plan areas under 30% slope which shall be considered developable unless site constraints prevent development of that particular area (see Policies 31.321 and 31.322).

31.311 Development in the Plan Area shall be limited to single family residential use, except that professional offices may be allowed by Use Permit in the Development Areas adjoining the west side of Alhambra Avenue if the parcels meet the following criteria:

- A. Site depth is inadequate to buffer residential development from Alhambra Avenue noise.
- B. Office traffic would not significantly affect nearby existing uses or traffic on Alhambra Avenue.
- C. Office use of the site would be compatible with adjoining uses.

31.312 Development and grading shall comply with Site Development criteria (Section 31.34), and shall be limited to the Development Area except under the following circumstances:

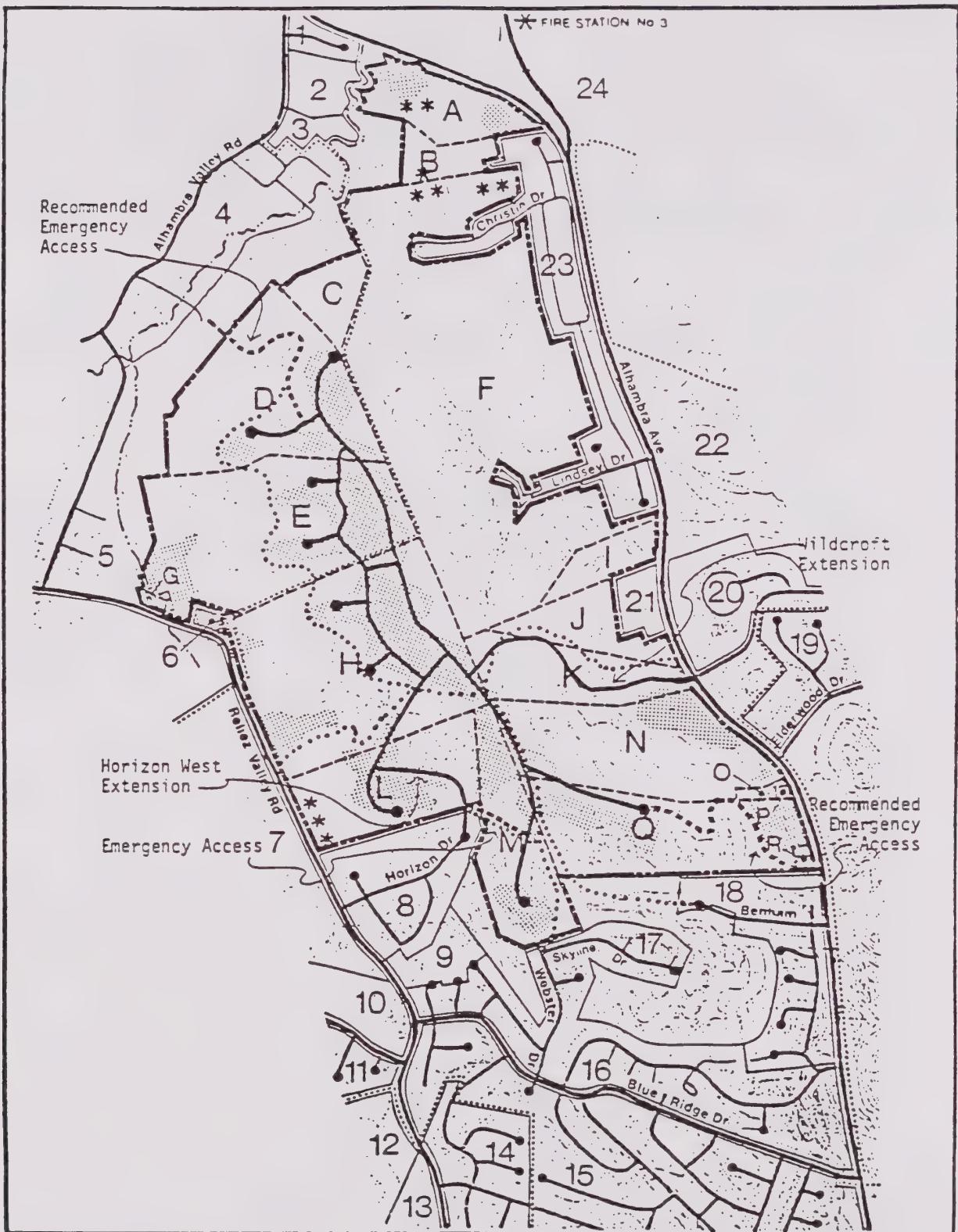
- A. Development of designated Remote Homesites;

- B. Access roads and residences as allowed by Policy 31.314;

The overall number of units permitted on a property shall under no circumstances be increased.

31.313 No development on areas of 30% or greater slope shall be permitted except:

- A. Where no alternative exists, roads connecting Development Areas may pass over areas of 30% slope, subject to approval by the Planning Commission. Grading shall be limited to that necessary for the



LEGEND

- | | | |
|------------------------------|-------------------------------|---------------------|
| ----- Planning Area Boundary | ----- Emergency Egress | ■ Development Area |
| Martinez City Limits | Conceptual Nature Trail | * Remote Homesteads |
| — Primary Access Roads | | |

Land Use and Circulation

Figure 31.30

ALHAMBRA HILLS SPECIFIC PLAN



road or to the minimum amount which will create the most natural appearing contours. If such grading creates buildable areas (under 30% slope) residential development fronting the road may be permitted subject to approval by the Planning Commission.

- B. Small areas (10,000 sq. ft. or less) of 30% and over slope entirely surrounded by areas under 30% slope may be developed. Small infringements on areas of 30% slope may be permitted where the existing topography of the majority of the building area and area to be graded are under 30% slope.

31.314 Development outside of the Development Areas (homesites and access roads) shall comply with the following criteria:

- A. Soils stability shall be demonstrated prior to development approvals;
- B. Minimal visual impact shall result from development;
- C. Minimal grading or vegetation removal shall be required;
- D. Compliance with Site Development Policies (Section 31.34).

31.32 DEVELOPMENT DENSITY

31.321 The Alhambra Hills plateau including the Habitat property shall be rezoned R-10. Slope Density shall be applied to each parcel to determine the maximum number of units permitted on the site. In no case shall the number of units permitted exceed the maximum unit counts established below. The range listed below is the number of units which may be approved for proposals in minimal conformance with Specific Plan criteria up to the maximum permitted for exceptional projects. These numbers are based on slope density calculations performed on the upper portions of the sites and do not include possible development on the lower fringe of the hills, except for the Habitat unit count which is based on a slope density calculation for the entire site.

L & M - Habitat (parcels 164-150-021, 022) *	76-90 units
H, J & K - Waters Inc. (parcels 164-150-016, 164-010-002 and 019)	77-84 units
D & E - Trebino (parcels 366-010-006 and 366-060-001)	94-99 units
N - Kinney (parcel 164-010-007)	12-14 units
Q - Monteros (parcel 164-010-017)	22-26 units
C - Lawrence (parcel 366-102-020)	3-4 <u>units</u>
TOTAL	284-315 units

* See map for property locations.

These unit counts are the maximums permitted for each property. If it is determined that a Development Area is actually larger than shown on the Land Use Map (Fig. 31.30) no additional units shall be added to the maximums listed above. It is not guaranteed that either the high or the low unit counts will be approved for any particular site. Each development proposal will be judged on its merits and must demonstrate that the requested proposal and number of units are in compliance with all Specific Plan policies. Geotechnical, access, grading and visual constraints (among other criteria listed in this Specific Plan), and final Slope Density calculations for the site may reduce the number of units approved for any particular site from the range listed above and may limit the portion of the site that may be developed. Approval of the maximum permitted number of units on a site will require an exceptional project exceeding the development and design criteria of this plan. The following criteria shall be used to determine the appropriate density for individual development proposals.

- A. Soil Stability/Grading - Development density shall be limited to the lower portion of the density range on sites requiring major geologic reconstruction work or requiring major grading to insure safe development.
- B. Visual Impacts - Density shall be limited to the lower portion of the density range on sites where significant visual impacts will result or where extensive grading would be required to mitigate visual impacts.
- C. Tree Preservation/Landscaping - Proposals which preserve significant numbers of existing trees within the developed area shall qualify for higher density. Extensive planting of mature, native landscaping may to a limited degree compensate for removal of existing vegetation.
- D. Residential Design and Materials - site plans designed to fit the topography and well designed structures with higher quality materials may allow higher density.

31.322 A preliminary soils report on each parcel shall be prepared and reviewed by the City's geotechnical consultant as part of each application for project approval by the Planning Commission. Soils report findings may affect project layout, density and total unit count.

31.323 Project densities shall not exceed, and housing type shall be compatible with, nearby existing development.

31.324 Compliance with Site Development and Building Design policies shall be considered in determining final project densities (see Sections 31.34 and 31.35 for policies).

31.325 Reliez Valley Road densities shall vary from .5 to 1.5 units per Developable Area acre and shall not exceed the density of nearby existing development.

31.326 Densities along Alhambra Avenue shall vary from 3 to 5 units/per Developable Area acre and shall not exceed the density of existing development.

31.327 Remote homesites shall have a minimum 1 Ac lot size, with the building area consisting of existing topography of at least 10,000 sq. ft. under 30% slope.

31.33 CIRCULATION

The Circulation Plan for the Alhambra Hills is shown in Figure 31.30.

31.331 Access to the plateau shall be provided by public streets dedicated to the City connecting Wildcroft Drive and Horizon Drive (from its current terminus at A.P.164-150-029). The connection shall be made near the midpoint of the plateau as shown in Figure 31.30. Emergency access roads shall be provided [~~prior to~~] with development of properties farther than 600 ft. or 16 lots from the Wildcroft/Horizon connection. [~~These shall be located~~] Recommended locations are at the north end of the plateau, at the east end of the Monteros development, and at the southeastern section of the Habitat development; see Figure 31.30.

31.332 Innovative grading techniques as discussed in the EIR Road Alignment Geotechnical Addendum (pgs. 4, 5, 8) shall be required for the construction of Wildcroft Drive and, if required by the Planning Commission, for other access and plateau roads. Mitigation measures required by the EIR on pages E-52, 53 and J-13, 14 shall also be required for all road construction.

31.333 Site planning of projects shall allow through access to other parcels as required.

31.334 Private roads for up to five residences shall be permitted for remote homesites and for parcels within the Development Areas where significant grading reductions result.

31.335 Direct access to Alhambra Avenue and Reliez Valley Road shall be minimized. Where possible, streets or driveways shall be shared by adjoining development.

31.336 Off-site street and intersection improvements listed as mitigation measures on pages E-50 - 52 of the EIR, and on pages 24 - 25 of the Traffic study prepared by the Goodrich Group, shall be required with timing of installation to be determined by the City Engineer, except for off-site cumulative impact mitigation measures, which shall be funded by mitigation fees. On-site streets shall be constructed to standards listed in the EIR on pages E - 52, 53.

31.337 Costs for improvements [~~both~~] within the Alhambra Hills [~~and outside~~ the Study Area] which benefit more than one property in the Plan Area shall be distributed among the benefited parties within the Plan Area. Costs for improvements outside the Plan Area shall be covered by mitigation fees. The method of calculating and distributing costs shall be approved by City staff prior to issuance of any building or grading permits or approval of any subdivision Final Map. The City staff decision may be appealed to the Planning Commission by any property owner subject to cost allocation under this section. A fee-benefit area may be established by the City Council to implement this section.

31.338 [Development of the Habitat parcel on Horizon Drive west may be permitted prior to completion of Wildcroft Drive to the plateau. No other plateau development (including the eastern portion of the Habitat parcels) shall be permitted prior to completion of Wildcroft Drive and connecting street(s) to Horizon west. A non-access strip at the northern end of Horizon west shall be dedicated to the City to ensure compliance with this policy.] No development shall be permitted on the plateau or the Habitat site (excepting Reliez Valley Road remote site prior to completion of Wildcroft Drive to the development site. No construction equipment shall be allowed to use Horizon Drive.

31.34 SITE DEVELOPMENT

31.341 Planned Unit Developments which implement the design review criteria shall be required for all plateau sites and other sites averaging over 10% slope.

31.342 Site plans shall minimize the visual impacts of development where possible [without destroying] while maintaining the natural topography. Repair of slides, and other soil stability hazards shall be required for the protection of public safety and shall be reconstructed with [the existing] a natural appearance.

31.343 Grading for the sole purpose of creating Development Area or buildable lots shall not be permitted (e.g. substantial cutting or filling of slopes over 30% to create lots shall not be permitted).

31.344 Grading shall comply with the following policies except as provided in Section 31.345 below.

- A. Street Grading - Sites shall be planned to preserve the natural topography. Street grading shall be limited to that amount necessary for safety and to achieve natural appearing finished contours.
- B. Lot Grading - Grading of individual lots with existing slope over 20% shall be limited to driveways and within the house foundation. Grading of lots under 20% slope shall resemble natural contours.
- C. If corrective grading outside these limits is necessary for geotechnical safety reasons, the finished grading shall closely resemble the pre-existing natural appearance of the topography.

All mitigation measures for grading alternative 1b (pages 3 - 8) in the Rogers/Pacific Grading Concepts Addendum shall be required for grading under this policy.

31.345 First priority shall be given to siting streets, residences and public facilities to avoid geologic hazards and instabilities, [and to] prevent the creation of drainage hazards which would threaten slope stability and to minimize visual impacts of plateau development. Where serious geologic or drainage conditions which threaten public safety, or where significant visual impacts which would result from development cannot be mitigated by locating development away from the hazards or by grading in compliance with Policies 31.342 and 31.343, additional grading may be permitted subject to approval by

the Planning Commission [making the following findings] after evaluating the proposed grading for compliance with the following requirements:

- A. The safety hazards or visual impacts cannot be mitigated by relocating development or by grading in compliance with Policies 31.342 and 31.343; and
- B. [Development of the site will be infeasible at the density permitted by policy 31.345;] More extensive grading is required because of geotechnical constraints. Such constraints shall be defined as known unstable soils (Martinez formation) or areas of proven geologic failure (as shown by a soils report); and
- C. More extensive grading is required to mitigate significant visual impacts of residences around the periphery of the plateau. Areas of significant visual impacts shall be determined by review of Scenic Roads and Residential Neighborhoods Visual Sensitivity Maps and the Vegetation Map (maps prepared by Goodhue, Haisley and Barker, September 20, 1982). More extensive grading shall be permitted in those areas shown as: 1)Visually Sensitive, and 2) shown as not being screened from view by existing vegetation; i.e. if a Visually Sensitive Area is screened from view by existing vegetation more extensive grading in order to screen the view of residences shall not be permitted.
- D. More extensive grading of the site to eliminate safety hazards or to eliminate visual impacts will not create other unmitigable impacts. In other words, finished grading must have a natural appearance; "table topping" or "stair stepping" hillsides must be minimized.

In all cases it shall be the responsibility of the applicant to provide factual evidence supporting these findings. "Public safety" shall include private homes and roads, as well as all public facilities (streets, trails, utilities, etc.). The level of grading approved for each portion of a site or development area shall be consistent with the specific geotechnical conditions and visual impact constraints in that portion of the site.

31.346 In those instances where additional grading is approved for geotechnical reasons [by the Planning Commission], site grading shall comply with the following policies:

- A. Street Grading - Street grading shall be limited to that amount necessary for roads and to achieve front yard areas and driveways which drain toward the street.
- B. Lot Grading - All lot grading shall be limited to achieving front yard areas and driveways which drain toward the street. The remainder of the lot shall have natural appearing contours.

All mitigation measures for grading Alternative 2 (pages 3 - 8) in the Rogers/Pacific Grading Concepts Addendum shall be required for grading under this policy.

In situations of serious geologic hazard and in limited areas where significant visual impacts would result without more extensive grading, grading in compliance with the following policies may be permitted.

C. Street Grading - Expanded street grading shall be allowed to recontour slopes and create large flat pad lots.

D - Lot Grading - Grading of individual lots shall be allowed to create large flat pad lots draining toward the street. The periphery of the developed area shall be tapered and rounded into the existing contours.

Mitigation measures for Rogers/Pacific Alternative 3 (pages 3 - 8) shall be required for grading under this policy.

31.347 [Lots shall have a minimum width of 80 ft. and a minimum area of 10,000 sq. ft.] Up to 20% of the lots may meet R-7.5 Zoning Code requirements. All other lots shall conform with R-10 minimum requirements. *Lot size measured within the Developable Area shall average 10,000 sq. ft.

31.348 Sites shall be planned to preserve open space, existing vegetation (especially on ridgelines) and knoll tops as much as possible. Sites along Alhambra Creek shall provide an open space buffer along the creek as required by the EIR.

31.349 Site layout and grading shall provide continuity of design between parcels.

31.35 BUILDING DESIGN

31.351 Building design and materials shall be compatible with and better than nearby existing development.

31.352 Structures shall be designed to blend into, rather than dominate, the natural setting.

31.353 Buildings shall be sited and designed to fit the natural topography and preserve existing vegetation as much as possible.

31.354 Buildings which can be viewed from below shall be sited, designed and landscaped so that supporting columns, piers and building undersides are not visually dominant.

31.355 Buildings on hillsides shall step down to follow the topography [~~i.e., height above the street of a downhill house shall not exceed one story, and height at any point shall not exceed two stories above natural grade.~~]]

31.356 Natural appearing colors and building materials shall be required. Visually obtrusive/reflective colors and materials shall be prohibited.

31.357 Buildings shall be designed to meet all Fire District requirements (roof materials, alarms, sprinklers, etc.).

31.36 OFFICE DESIGN

31.361 Office development shall be of a residential scale and appearance. Building site coverage shall not exceed the coverage allowed in the nearest residential district.

31.362 Parking shall be located primarily away from the street, behind the building. When the property adjoins a residential area the parking shall also be located away from the residential area or shall be screened with extensive landscaping.

31.363 Building Design guidelines (Section 31.35) shall apply to office, as well as residential, buildings.

31.364 Office buildings shall be primarily one story structures and shall have varied facades to provide architectural interest.

31.365 Landscaping shall be used to screen offices and parking, and to provide transitions to neighboring residential areas and Open Space areas. Extensive landscaped areas shall be provided to attain a campus setting.

31.37 LANDSCAPING, FENCING AND LIGHTING

31.371 The character of the natural setting shall be enhanced with natural landscape designs emphasizing native species and retaining existing vegetation.

31.372 Visually significant man-made improvements along the periphery of plateau or hilltop development areas should be landscaped to blend into the natural setting. Yard improvements and solid fencing which extend into the periphery area shall be prohibited by scenic easement.

31.373 An overall natural landscape theme for the major access road should be provided to unify the development areas.

31.374 Fencing which would be visible from outside the development areas shall be non-obscure and natural in appearance. A wood frame open wire fence is recommended.

31.375 Exterior lighting shall be compatible with and sensitive to surrounding uses and the natural setting. Necessary lighting shall be situated as much as possible in the interior portion of visually sensitive development areas.

31.38 OPEN SPACE/TRAILS

31.381 Open Space areas shall be privately owned and maintained. Maintenance of such areas shall be by homeowners association rather than individuals.

31.382 Animal grazing may be permitted in Open Space areas as a fire prevention measure. Grazing shall be limited in location and intensity to prevent erosion. Grazing plans shall be prepared and reviewed by an outside consultant to ensure that overgrazing and/or erosion does not result.

31.383 [Trails shall provide public access to the hill areas and] Public trail easements shall link the plateau area to surrounding development and the general plan riding and hiking trail system. Minimum connections shall include the California Riding and Hiking Trail to the east near MacAlvey Drive, Briones Regional Park, Golden Hills, the Foothills area and John Swett School. Recommended linkages are shown in Figure 31.30. Trails shall be constructed by the developer when the City or other public agency will accept maintenance responsibility for the trail.

31.384 As development occurs along Alhambra Avenue and Reliez Valley Road, bikeways shall be constructed along these streets. Bikeways shall also be provided along major access roads to be constructed including Horizon Drive, Wildcroft Drive and the ridge road. Bus turnouts along Alhambra Avenue as discussed in the EIR (page E-53) shall be required.

31.385 Sound barriers shall also be provided along major roads where needed (see Noise Element). Sound Barriers shall be designed to fit into the surrounding visual environment; large masonry walls are discouraged.

31.39 MITIGATION MEASURES

31.391 Mitigation measures for significant environmental impacts identified by the EIR and addenda are hereby required and incorporated into this policy plan. Mitigation measures shall be amended or eliminated as necessary to address plan modifications (e.g. Elderwood extension mitigations shall be amended or eliminated as necessary to address Wildcroft extension impacts.).

31.40 IMPLEMENTATION

31.401 Alhambra Hills Specific Plan IMPLEMENTATION ELEMENT, Section C, pages 13-29 are hereby required and incorporated into this policy plan. Implementation measures shall be amended or eliminated as necessary to address plan modifications.

wb:nb.270
4-24-87

EXHIBIT B
CEQA FINDINGS

Impact Cited in Final EIR

Land Use Impacts

The "Third Draft" plan net density characteristics for plateau development areas 1-7 could result in housing "footprints" that are much more intensive than the predominant surrounding residential pattern.

The proposed boundaries of 8 of the 14 development areas would include more than one ownership reducing prospects for unified and harmonious development.

Max. allowable net densities for areas 11 - 14 would be significantly higher than predominant residential development pattern along Alhambra Avenue.

The owner of the Phillips property has stated an objection to any urban development on that parcel south of Christie Drive.

Circulation System Impacts

Offsite Roadway Links

By 1990, peak-hour volumes on the 2-lane section of Alhambra Avenue south of Elderwood are expected to increase by 25 percent due to cumulative development, including the planning area. By year 2000, peak-hour volumes on this section of Alhambra Avenue are expected to exceed the road's design capacity due to cumulative development.

By year 2000, the 2-lane section of Alhambra Avenue between Alhambra Valley and State Route 4 would be approaching design capacity.

By year 2000, Blue Ridge Drive volumes could approach maximum tolerable levels for a residential street.

Recommended Finding

Plan has been altered. Plateau area densities on the Land Use Map 31.30 are equal to or slightly less than surrounding development.

Alterations incorporated in plan. Policy 31.349 requires consistency between adjoining developments.

Plan has been altered. Density as shown on Map 31.30 shall be no higher than the adjoining development.

Plan has been altered. No development on Phillips property south of Christie Drive (Map 31.30).

Recommended Finding

Alterations required by the plan. Policy 31.336 requires that mitigation fees contributed by developers be used to finance all cumulative off-site road improvement needs identified by the EIR and the Traffic Study addendum including: widen Alhambra Avenue from 2 to 4 lanes between Wildcroft Drive and Benham Drive when warranted. Require left-turn acceleration lanes on Alhambra Avenue at unsignalized intersections like Macalvey Drive and Lindsey Drive.

Alterations required by the plan. Policy 31.336 requires widening Alhambra Avenue from 2 to 4 Road lanes between Alhambra Valley Road and State Route 4 when warranted.

Plan has been altered. Significant reduction in overall density in the plan area will substantially lessen this impact.

Under the current (1973) plan, Horizon Drive peak-hour traffic volumes could increase to over 220 vehicles, and Benham Drive peak-hour volumes could permanently increase by nearly 15 times.

Under the current (1973) plan, related changes in traffic volumes could have a very noticeable added impact on the residential environment along Horizon Drive, Benham Drive, and Reliez Valley Road, and a noticeable impact along Blue Ridge Drive and Alhambra Valley Road.

Offsite Intersection Impacts

Intersection impacts are discussed in detail in the EIR (page B-8) and Traffic Study addendum.

Population and Housing Impacts

Possible adverse affects on value of surrounding residential development, primarily Horizon Drive.

Planning area average household income would be substantially higher than the City-wide median of \$40,895.

GEOTECHNICAL FACTORS

Potential Impacts

The EIR identified six significant impacts of Elderwood Drive extension.

Plan has been altered and further mitigation is feasible. Reduced plateau unit counts will lessen impacts on Horizon Drive. If all impacts are not substantially lessened, there is an overriding consideration in the need for two plateau access roads. Horizon Drive is the alternative with the least impacts.

Plan has been altered. Significantly reduced number of units in the Plan Area will substantially lessen these impacts.

Recommended Finding

Alterations required by the plan. Intersection improvements and installation timing recommended in the EIR and Traffic Study are required by Specific Plan Policy 31.336.

Under the jurisdiction of another agency. Two intersections which require improvement (Alhambra Ave./Taylor Rd. and Pleasant Hill Rd./Deer Hill Rd.) are under the jurisdiction of other agencies.

Recommended Finding

Incorporated in plan. Possible negative effects are offset by benefits of project in stimulating and adding to prominence of southern Martinez residential market.

Alterations in plan. City shall strive to implement its Housing Element and assist in the development of affordable housing City-wide.

Recommended Finding

Plan has been altered. Elderwood extension has been replaced by Wildcroft and Horizon Drive extensions. Geotechnical addendum to the EIR analyzed these routes and found them to be substantially safer than the Elderwood extension. In addition the geotechnical study recommended specific design and mitigation measures (pages 4, 5 & 8) which are required by plan policy 31.332.

Construction of residential units in the plateau areas could aggravate hillside erosion problems. Runoff from graded areas, particularly on the plateau, if discharged into natural drainage channels, could result in rapid downcutting and erosion, especially in steep upper reaches. Numerous plan-designated development areas and roads are underlain by "inactive" fault traces.

DRAINAGE

Impacts

The planning area drains into two watersheds. The northern 75 percent of the area drains north into Alhambra Creek; the southern 25 percent drains south into Grayson Creek. Significant flooding problems exist along Alhambra Creek in downtown Martinez.

Alterations required in the plan. Geotechnical addendum analyzed four grading alternatives. Possible impacts and specific recommendations regarding slope stabilization, drainage, foundation design, subdrainage, location of development and differential settlement (recommendations are on page 3 - 8 are discussed in the addendum. All recommended mitigation measures are incorporated into Specific Plan Policies 31.344 and 31.346.

Recommended Finding

Alterations required by the plan. Section C of the Implementation Element recommends and Specific Plan Policy 31.401 requires: A. Storm drainage system layout and financing program designed to mitigate drainage impacts associated with full buildout. The system was designed to meet CCCFCD criteria and includes two major components: (1) A planning area storm drainage collection system; and (2) A system of planning area detention basins, either onsite or offsite.

B. Drainage fee requirement. The Implementation Element also suggests the amount and use of this fee.

C. 11 storm drainage policies for application to all future planning area development.

MUNICIPAL SERVICES

Water

Impacts

Many planning area units would be well above the 300 foot elevation and thus would require construction of new trans-pumping, and storage facilities.

The water system components described in the Implementation Element would increase City water system operational costs.

Recommended Finding

Alterations incorporated into the plan. The Implementation Element Section C (incorporated by Policy 31.401) includes a water system layout and financing program to meet domestic and fireflow requirements of the planning area at buildout. Since the number of units in the plan area has been reduced, it may be possible to scale this system down.

Alterations incorporated into the plan. User fees for the various planning area service zones are set and periodically adjusted to cover added ongoing costs.

Sewer Service

Impacts

The preferred layout, Alternative 1, would direct only 12 percent of the total planning area flow into the northern system; the remaining 88 percent would be directed south, as preferred. Alternative 2 would direct 47 percent of planning area flow into the northern system. Alternative 1 would require greater slope disruption to construct, and would cost \$500,000 more than Alternative 2.

The sewer system components described in Implementation Element would increase ongoing CCCSND operating costs.

Severe soil and slope limitations exist in areas 8 and 9 where septic tank systems are suggested in the proposed plan.

Fire Protection Service

Impacts

Four existing fire stations are available; response times would be less than 5 minutes to most planning area homes, but would exceed 5 minutes for the most distant plateau area 7 units (the fire district considers 5 minutes to be the maximum acceptable response time).

District fire service facilities are currently at capacity; any new development could result in substandard levels of service.

Recommended Finding

Within the jurisdiction of another agency. The reduced offsite impact of Alternative 1 must be weighed against its greater cost.

Within the jurisdiction of another agency. In addition to the costs for offsite and onsite sewer improvements described in the Implementation Element, planning area developers must pay connection fees set to cover the capital cost of annexation. Ongoing user fees would be set to cover operating costs.

Plan has been altered. Septic tank systems have been eliminated as an alternative.

Recommended Finding

Alterations required by the plan. Decrease response times and increase levels of protection by installing built-in protection (automatic fire sprinkler systems, heat-smoke alarms, etc.). When requested by Fire District as required by Policy 31.357.

Alterations required by the plan. Permanent emergency access road connections which meet minimum fire department standards required by Policy 31.331.

Alterations required by the plan. City shall subject all structures to a per-square foot assessment for additional fire service costs (possibly including a new fire station in the area). Under the jurisdiction of another agency. Minimum fire abatement standards for weed abatement, brush removal, firebreaks, and fire trail access shall be met.

Alterations incorporated in the plan. Use of fire-resistant building materials is required by City Codes.

Police Services

Impacts

Development under the proposed plan would not create any unique service problems for department. Response times would be approximately 3 to 5 minutes.

Full closure of Horizon Drive could mean all emergency access must be from Alhambra Avenue.

750 new planning area homes would create need for fewer officers than the current (1973) plan.

Education Services

Impacts

Over 90 percent of planning area units would be in Martinez Unified School District (MUSD); less than 10 percent in Mt. Diablo Unified School District.

Both districts agree that MUSD should serve entire area through interdistrict transfers or service boundary modifications.

VISUAL IMPACTS

Impacts

Development could noticeably disrupt the pristine character of the Alhambra Hills. Portions of 13 of the 14 development areas remain exposed to various views from surrounding road segments, and neighborhood viewpoints. In general, development in exposed portions of areas 1, 7, 9, 10, 12, 13, and 14 would have the highest visual impacts.

Recommended Finding

Alterations incorporated in plan. Existing City ordinances require clear address numbering and adequate street lighting.

Plan has been altered. Access from Horizon Drive and Wildcroft Drive extensions.

Alterations incorporated in plan. Increased valuation of property in the area will cover cost of n officers.

Recommending Finding

Within the jurisdiction of another agency. The City shall recommend transfers or service boundary modifications.

Recommended Finding

Alterations incorporated into the plan. The EIR describes a comprehensive set of development guidelines for implementation in the development review process which would together significantly reduce the visual impacts of planning area development. The guidelines (summarized below) are required by Specific Plan Policies 31.332; 31.342, 8 31.352-4,6; 31.362,3; 31.371-5.:

- grading measures,
- architectural measures,
- landscaping measures,
- Wildcroft extension design measures,
- road setbacks,
- fence and utility measures,
- exterior lighting measures.

Portions of each of the three water tanks may be visible from certain surrounding viewpoints if located as proposed in the Implementation Element.

The Phase I segment of the Wildcroft extension would be highly exposed to direct views from the adjacent segment of Alhambra Avenue.

Portions of development areas and the Wildcroft extension are visible from segments of two designated Scenic Routes -- Alhambra Avenue and Reliez Valley Rd.

Alterations required by the plan. Policy 31.391 requires screening by existing vegetation, berms or landscaping or color.

Alterations required by the plan. Innovative grading techniques as described in the geotechnical/ access addendum are required by Policy 31.332.

Incorporated in plan. Planning area roadside development along these routes subject to the landscaping, lighting, setback and design provisions set forth in General Plan Section 27.35 and Specific Plan Policies 31.352, 31.354, 31.365 and 31.372.

NOISE

Impacts

Added planning area traffic would increase average day-night noise levels by between 1 and 4 decibels ("imperceptible" to "barely perceptible") on Alhambra Avenue, Elderwood Drive, and Blue Ridge Drive.

Use of Horizon Drive by traffic could increase average day-night noise levels from 8 to 14 decibels; i.e., more than a doubling of current noise levels.

New homes in areas 8-14 nearest peripheral collector roads would be subject to high exterior noise levels.

AIR QUALITY

Impacts

Development under the proposed plan would result in localized increases in carbon monoxide levels due to added traffic. Increases would be greatest at the Alhambra Avenue/Elderwood Drive intersection, although levels would be in compliance with state and federal standards.

Recommended Finding

The plan has been changed. The overall plan area density has been significantly reduced thereby reducing traffic and noise.

The plan has been changed. Reduced plateau unit count (from 467 to 315 maximum) will substantially reduce noise impacts.

Alterations incorporated in plan. A noise report is required prior to development approvals in the areas by the General Plan Noise Element.

Recommended Finding

Alteration incorporated in plan. Implement road improvements described in Circulation section of EIR and Traffic Study Addendum.

Reduction of vehicular trips by improving transit service and by constructing bus turnouts is required by Policy 31.384.

VEGETATION AND WILDLIFE

Impacts

Development under proposed plan would result primarily in loss of common grassland vegetation.

Planning area habitat values would decline with increases in human activity.

Development in areas 9 and 10 could infringe on Alhambra Creek riparian corridor.

Home and road construction could result in the loss of or damage to numerous native oaks.

PLAN VIABILITY

Impacts

In particular, development of areas 8 and 9 would be infeasible due primarily to high sewer extension costs coupled with low densities (septic tanks are infeasible);

Feasibility for areas 13 and 14 is low because high net densities would result in relatively low sales prices in comparison to high finished land costs.

Recommended Finding

Alteration incorporated in plan. Policies 31.371, 31.372, 31.373 and 31.374 require natural landscape designs, blending development into the natural setting and fencing most open space areas.

Alteration incorporated in plan. Adequate open space buffers required by Policy 31.348.

Alteration incorporated in plan. Plan policy 31.348 requires site planning to preserve trees.

The sewer extension is under the jurisdiction of another agency.

Plan has been altered. Maximum for these areas is less than 7 units per acre. (Map 31.30)

DW:nb.142

RESOLUTION NO. 107-87

ADOPTING AMENDMENTS TO THE CENTRAL MARTINEZ SPECIFIC AREA PLAN
AND THE LAND USE ELEMENT OF THE MARTINEZ GENERAL PLAN
REGARDING THE FRANKLIN HILLS SUB-AREA AND AN
AMENDMENT TO THE JOHN MUIR PARKWAY SPECIFIC AREA PLAN

A. FRANKLIN HILLS

WHEREAS, the Final EIR for the proposed Franklin Hills Specific Area Plan was certified as adequate by the Planning Commission of the city of Martinez on February 10, 1987; and,

WHEREAS, the Planning Commission of the City of Martinez held public hearings on the Draft Franklin Hills Specific Area Plan; and,

WHEREAS, the Planning Commission recommended Council approval of certain amendments to the Central Martinez Specific Area Plan, and Land Use Element on May 12, 1987; and,

WHEREAS, the City Council held a public hearing on July 15, 1987; and,

WHEREAS, the City Council reviewed and considered the Final EIR in adopting these amendments to the Central Martinez Specific Area Plan and the Land Use Element and,

WHEREAS, the Planning Commission has reported on the issue of the name of the land use designation for the Franklin Hills area.

B. JOHN MUIR

WHEREAS, the Planning Commission has considered several multiple family developments within the John Muir Specific Area; and

WHEREAS, whenever such a development is proposed near an existing single family area, there are several concerns that are brought up in public hearings; and

WHEREAS, the Planning Commission held a public hearing, and reviewed the proposed text amendment and has made its recommendation to the Council; and

WHEREAS, the Council wishes to establish in the text of the Specific Area Plan a policy relating to these issues.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the amendments to the Central Martinez Specific Area Plan for the Franklin Hills sub-area and the Land Use Element as shown on Exhibit A are adopted.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 5th day of August, 1987, by the following vote:

AYES: Councilmembers Hernandez, Langley, Pollacek and Mayor Menesini.

NOES: None.

ABSENT: Vice Mayor Radke.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk

nb:7

EXHIBIT A

GENERAL PLAN REVISIONS

1. Amend the following Sections of the Central Martinez Specific Area Plan noted by the language in boldface type:

30.62 POLICIES

30.621 The Franklin Hills sub-area, extending from the Carquinez Straits to Route 4 between urban Martinez and the western edge of the study area, are designated Environmentally Sensitive Lands or Public Permanent Open Space as shown in Figure 30.1.A. Most of the area is composed of slopes that exceed a 30% grade and are either too steep for development or would require extensive study and careful design to ensure safe development. Ridge areas of less than 30% slope are either isolated from reasonable street access or are of major visual importance to the downtown. The Franklin Hills sub-area of the Central Martinez Specific Area Plan is shown in Figure F30.1a.

30.621.1 In this area limited residential development on an individual site basis **may** be appropriate if certain environmental impacts can be mitigated. Each application for residential development shall be accompanied by the following items:

- A. Applications for rezoning and development plan approval shall be processed concurrently. Each application shall contain documentation by the appropriate professionals hired by the applicant that each and every significant environmental impact (including cumulative impacts) identified in the Franklin Hills environmental Impact Report (EIR) has been thoroughly investigated for the site in question and can be mitigated to an insignificant level. Site-specific and cumulative mitigation measures shall be designed in sufficient detail to allow preliminary cost estimates to be also included in the application.
- B. Prior to acceptance of the application as complete, all portions of the application shall be reviewed for completeness and accuracy by City staff and appropriate City consultants. The cost of this review shall be paid by the applicant.
- C. No application shall be accepted for a proposal which exceeds a density of one unit per half-acre of land under 30% slope and under 350 ft. elevation, and one unit per ten acres over 350 feet elevation. A slope density map meeting Zoning Ordinance requirements shall be submitted with each application.

D. No application shall be accepted for a site which does not have, or provide as part of the development proposal, access to a fully-improved public street meeting all City requirements including those relating to length and number of lots served by a cul-de-sac.

30.621.2 All of the Franklin Hills sub-area shall be zoned to a zone district consistent with this plan.

30.625 All privately-owned land formerly designated as Open Space, Parks and Recreation land shall be redesignated as Environmentally Sensitive Lands. All publicly-owned land in the same category shall be redesignated as Permanent Public Open Space.

2. Amend the following Section of the Land Use Element to read as follows:

F 21.2 RESIDENTIAL LAND USE DENSITIES AS RELATED TO DWELLING UNIT SITE AREA REQUIREMENTS.

Dwelling Units per Gross Acre Required Site Area Per Dwelling Unit

Residential Use Areas:

1 to 6 units	40,000 to 6,000 sq.ft. per unit
6 to 12 units	6,000 to 3,500 sq.ft. per unit
12 and over 12 units	less than 3,500 sq.ft. per unit

Open Space/Conservation Use or Environmentally Sensitive Lands:

0 to 1 units	Within the Alhambra Creek Watershed - 40,000 sq.ft. per unit or greater with larger site area requirements typical of the zone, unless otherwise specified in a Specific Plan.
0 to 2 units	Outside the Alhambra Creek Watershed - 20,000 sq.ft. per unit or greater.

EXHIBIT B

- A. The following amendment to the text of the John Muir Parkway Specific Area Plan of the Martinez General Plan: "When a proposed multiple family residential development is near an existing single family (or lower density multiple family) development, the Planning Commission shall require appropriate transition elements in the approved development plan, such as landscape buffering, building setbacks equal to or larger than those required in adjacent zone district, minimization of grade differences to avoid visual impact and loss of privacy, different types of units which are more compatible with those existing on adjacent property, lower density zoning, assembly of small parcels into one large project for more design flexibility, provision of project access from collector streets rather than existing local residential streets, etc." In addition, all residential developments shall be subdivided into individual units and offered for sale to maximize the opportunity for owner-occupied housing in the area.
- B. The Negative Declaration for the project, rezoning and General Plan Amendment.

nb.7

Figure F.30.1a



**FRANKLIN HILLS SUB AREA OF THE
CENTRAL MARTINEZ SPECIFIC AREA PLAN**

RESOLUTION 24-88

AMENDING LAND USE ELEMENT
OF THE GENERAL PLAN

WHEREAS, the Planning Commission held a hearing on October 13, 1987 and recommended that the site located between Alhambra Avenue and Alhambra Valley Road, on the south side, be included in the Alhambra Hills Specific Plan in order to allow office use consistent with the existing zoning; and

WHEREAS, the office category of the Alhambra Hills Specific Plan would also allow residential land use, which the Council has not approved in the past; and

WHEREAS, the City Council held a public hearing on January 13, 1987 on the Planning Commission recommendation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez, that:

1. The City Council adopts the Negative Declaration as recommended by the Planning Commission.
2. The Land Use Element Map of the General Plan be amended to designate the 0.4 acre site located immediately south of the intersection of Alhambra Avenue and Alhambra Valley Road as Commercial--Professional and Administrative.
3. The Land Use Element text of the General Plan be amended to add the following Policy 21.46:

Professional and Administrative Office uses may be located as transition areas between Commercial--Retail and Services areas and other less intense land uses, such as Residential. These uses may also be located along major thoroughfares on sites in residential areas which are unsuitable for residential use. When a Professional and Administrative site adjoins a residential area, special attention shall be given in the Design Review process to ensure compatibility with the residential area.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 20th day of January, 1988, by the following vote:

AYES: Councilmembers Hernandez, Langley and Vice Mayor Pollacek.

NOES: None.

ABSENT: Councilmember Radke and Mayor Menesini.

GUS S. KRAMER
City Clerk

By: Sherry Kelly
Sherry M. Kelly
Deputy City Clerk

nb:17

RESOLUTION NO. 102-88

GENERAL PLAN LAND USE
ELEMENT AND CIRCULATION ELEMENT
AND ADOPTING 1987 PARK MASTER PLAN

WHEREAS, the Park and Recreation Committee has recommended City Council adopt a revised Park Master Plan; and

WHEREAS, the Plan deletes the proposed Morello School Park site and revises certain trails; and

WHEREAS, these changes have been reviewed by the Planning Commission and recommended for adoption by the City Council.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Negative Declaration is adopted.
2. The John Muir Parkway Specific Area Plan Map and Text are hereby amended to:
 - a. Delete any reference to the proposed Morello Schol Park site, and
 - b. Redesignate the area previously designated as Park Site as Residential, 0-6 units per acre.
3. The Circulation Element of the General Plan is hereby amended to:
 - a. Extend the Franklin Hills Trail north to Carquinez Scenic Drive and south to Briones Park.
 - b. Add a trail link along the waterfront.
 - c. Delete the portion of the Canal Trail north of Muir Road.
 - d. Delete trail connections from Muir Road/Center Street to Arnold Drive and Hidden Lakes to Glacier Drive/Highway 4.
4. The 1987 Park Master Plan is hereby adopted as an advisory document.
5. Park dedication fees shall be collected and allocated on a City-wide basis, and the individual fee district system shall be discontinued.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 18th day of May, 1988, by the following vote:

AYES: Councilmembers Hernandez, Langley, Radke, Vice Mayor Pollacek and Mayor Menesini.

NOES: None.

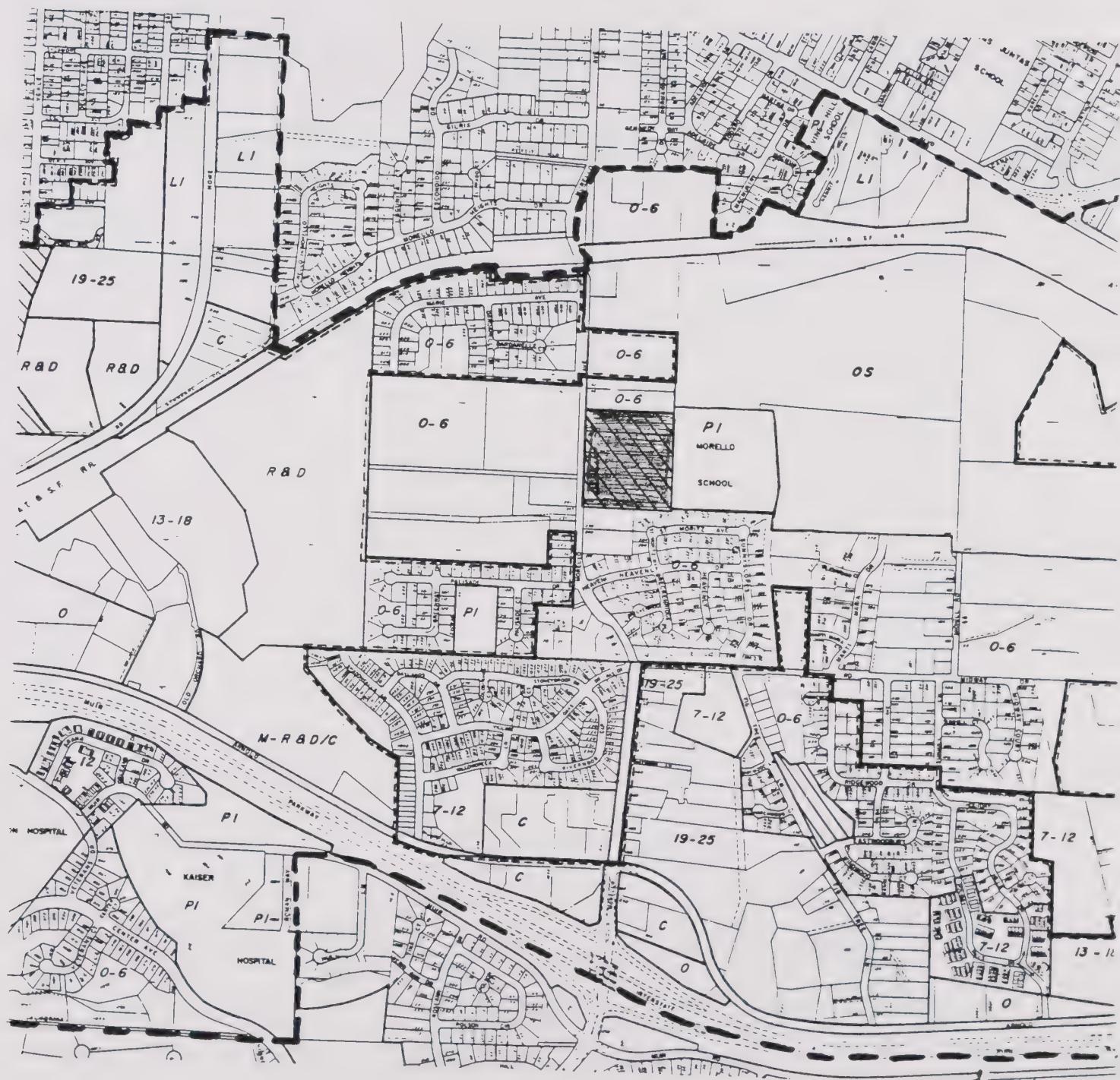
ABSENT: None.

GUS S. KRAMER
City Clerk

By: Sherry Kelly
Sherry M. Kelly
Deputy City Clerk

nb:104

Highlighted area to be changed from Park Designation to Residential 0-6.



RESOLUTION NO. 213-88

AMENDING THE CENTRAL MARTINEZ SPECIFIC AREA PLAN
AND GENERAL PLAN

WHEREAS, the 1983 "Core-Collar" Report recommended that this area be redesignated for Commercial and Mixed Office/Residential use; and,

WHEREAS, after two public hearings, the Planning Commission recommended this change to the City Council on October 11, 1988; and,

WHEREAS, the City Council held a public hearing on this General Plan amendment on December 7, 1988;

NOW THEREFORE BE IT RESOLVED, that the Martinez Central Specific Area Plan and the Martinez General Plan maps be amended as per attached Exhibit A, generally changing the south side of Ward Street and the West side of Ferry (between Ward and Green) to Commercial, and the north and south sides of Green and the north side of Masonic to Mixed Use "A". (All generally between Alhambra and Ferry.)

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 7th day of December, 1988, by the following vote:

AYES: Councilmembers Radke, Smith, and Mayor Menesini.

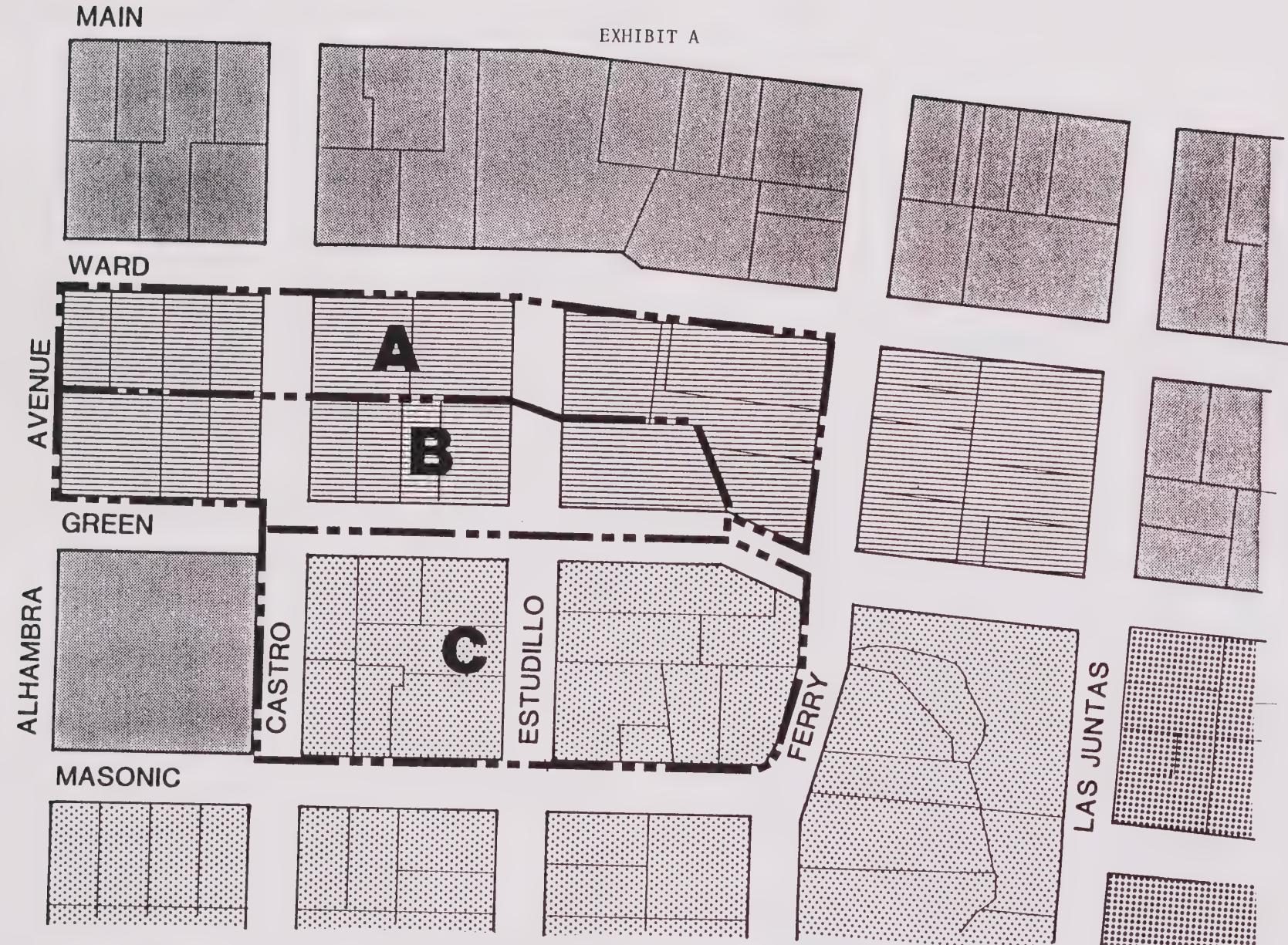
NOES: None.

ABSENT: Vice Mayor Hernandez.

ABSTAIN: Councilmember McDowell.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk



GENERAL PLAN
88-3

EXISTING G.P.

- Residential Group 2
- Residential Group 3
- Commercial
- Mixed

PROPOSED G.P.

- A. Change to Commercial
- B. Remains Mixed
- C. Change to Mixed

RESOLUTION NO. 17-89

AMENDING THE GENERAL PLAN
AND ALHAMBRA HILLS SPECIFIC PLAN
RELATING TO OVER 30% SLOPE
AND CRITERIA FOR DENSITY RANGES

WHEREAS, the Planning Commission, after a duly noticed public hearing on January 24, 1989, recommended by a 5-0-1 vote that the City Council adopt the proposed amendment; and

WHEREAS, the City Council held a duly noticed public hearing on February 1, 1989 at which all interested parties were given the opportunity to speak.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Martinez that:

1. The attached Negative Declaration is hereby adopted.
2. The general plan is amended as shown in Exhibit A attached.
3. Alhambra Hills Specific Plan is amended as shown in Exhibit B attached.9

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 1st day of February, 1989, by the following vote:

AYES: Councilmembers McDowell, Radke, Smith, Vice Mayor Hernandez and Mayor Menesini.

NOES: None.

ABSENT: None.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk

EXHIBIT A

1. Amend Section 22.51 of the Martinez General Plan to read as follows:

22.51 Hill areas greater than 30% slope shall not be developed, except as set forth in A & B below, and except on an existing lot of record where only one single family house is proposed and there is no building site under 30% slope. In such cases, development shall only be allowed if it can be demonstrated that significant alteration of the topography will be minimized and that hazards to public safety will not be incurred. This prohibition will protect public safety and soils, safeguard watershed areas and waterways, and preserve the natural scenic setting of the community as determined by its landforms. This policy shall be applied as part of all specific area plans, area plans, and/or specific plans adopted as part of, or pursuant to, this general plan, and need not be restated or repeated in such plans.

- A. Where no alternative exists, roads connecting development area may pass over areas of over 30% slope, subject to approval by the Planning Commission. Grading shall be limited to that necessary for the road or the minimum amount which will create the most natural appearing contours. If such grading creates buildable areas, residential development fronting the road may be permitted subject to approval by the Planning Commission.
- B. Small areas of 30% and over slope entirely surrounded by areas under 30% slope may be developed. Small infringements on areas of over 30% slope may be permitted where the existing topography of the majority of the building area and area to be graded are under 30% slope.

2. Amend Section 24.222 of the Martinez General Plan to read as follows:

24.222 All slopes which are over 30% in grade shall be precluded from development except as stated in Section 22.51.

EXHIBIT B

Amend Section 31.321 A, B, C, and D to read as follows:

- A. Soil Stability/Grading - Development density may be reduced below the density range specified in this section on sites requiring major geologic reconstruction work or requiring major grading to insure safe development.
- B. Visual Impacts - Density may be reduced below the density range specified in this section on sites where significant visual impacts will result or where extensive grading would be required to mitigate visual impacts.
- C. Tree Preservation/Landscaping - Proposals which preserve significant numbers of existing trees within the developed area may qualify for density at the upper end of the density range. Extensive planting of mature, native landscaping may to a limited degree compensate for removal of existing vegetation.
- D. Residential Design and Materials - Site plans designed to fit the topography and well designed structures may allow density at the upper end of the density range.
- E. Other Factors - Other factors specific to a project being reviewed, such as access, traffic impacts, impacts on nearby neighborhoods and the City, degree of compliance with general and specific plan policies, etc. may result in lower density than the density range specified in this section.

RESOLUTION NO. 88-89

✓

RESOLUTION AMENDING THE MARTINEZ GENERAL PLAN
BY AMENDING THE LAND USE MAP IN THE
JOHN MUIR PARKWAY SPECIFIC AREA PLAN

WHEREAS, The Planning Commission held a public hearing on March 28, 1989 and recommended that the John Muir Parkway Specific Area Plan be amended from Park & Recreation to Residential, 7-12 units/acre for an approximately 4.0 acre parcel located generally north and west of Howe Road, south of Veale Avenue.

WHEREAS, the City Council held a duly noticed public hearing on May 17, 1989, at which all interested parties were given the opportunity to speak.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that:

1. The attached Negative Declaration is hereby adopted.
2. The John Muir Parkway Specific Area Plan is amended as shown in Exhibit "A" attached, subject to a condition that before any final map be approved or any building or grading permits be issued, the Mt. View Improvement Association shall agree in writing with the City (and record such agreement under terms and conditions mutually agreeable to the City and the Association) to permanently preserve the remaining Mt. View Association property (shown on Exhibit "A" attached hereto and incorporated by this reference) as a Park open to the public and containing a ballfield built to Little League standards also open to the public.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of June, 1989, by the following vote:

AYES: Councilmember McDowell, Vice Mayor Hernandez and Mayor Menesini
NOES: Councilmembers Radke and Smith
ABSENT: None

GUS S. KRAMER
City Clerk

By: Sherry Kelly
Sherry M. Kelly
Deputy City Clerk

251.324
CN:mt

LEGEND

0-6 UNITS/GROSS ACRE

7-12

13-18

19-25

O PROFESSIONAL & ADMINISTRATIVE OFFICES
C COMMERCIAL (Retail Services)
PI PUBLIC INSTITUTIONS
LI LIGHT INDUSTRIAL
R & D. RESEARCH & DEVELOPMENT

OS OPEN SPACE

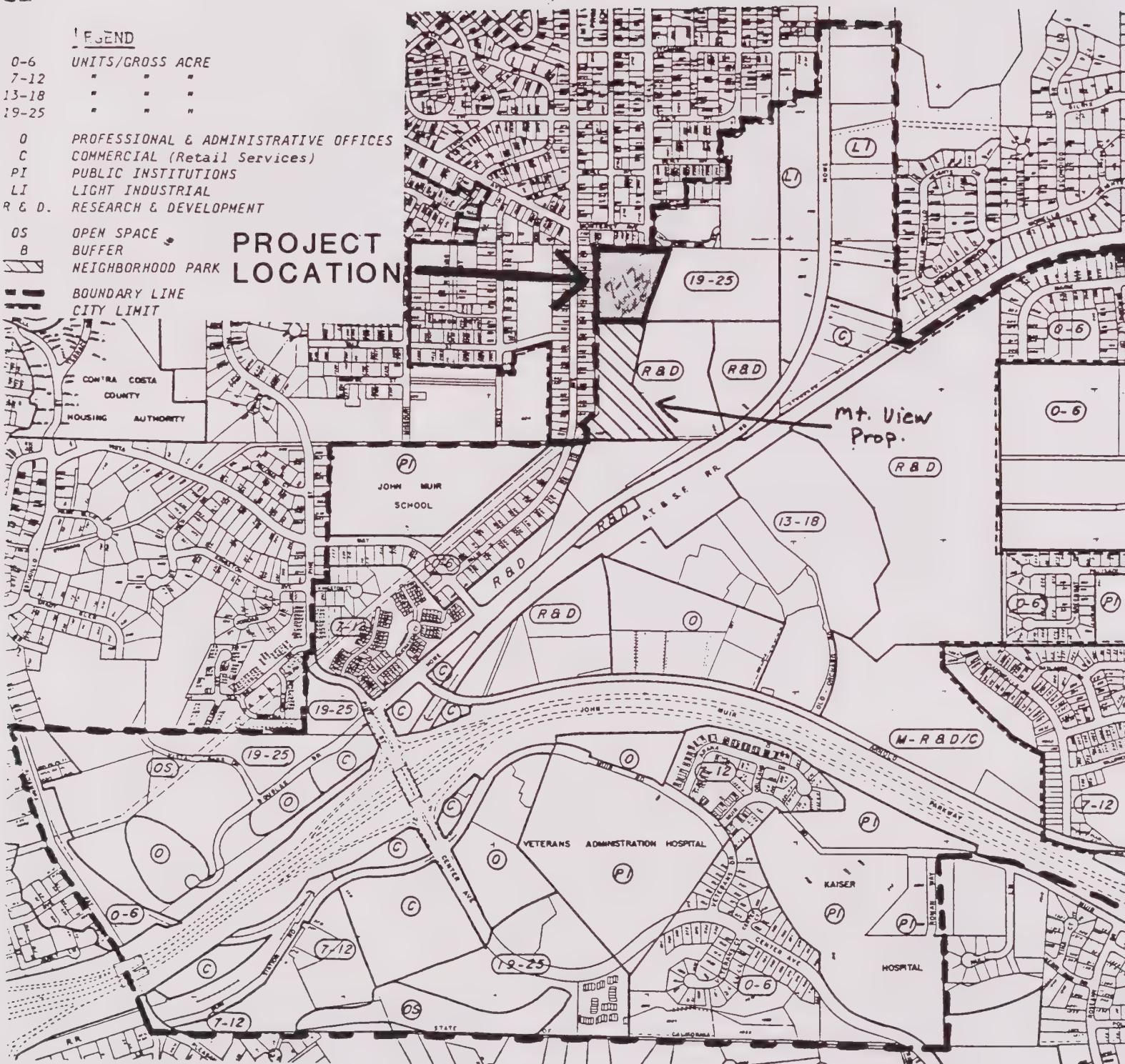
B BUFFER

NEIGHBORHOOD PARK

BOUNDARY LINE
CITY LIMIT

CONTRA COSTA
COUNTY
HOUSING AUTHORITY

PROJECT
LOCATION



GENERAL PLAN AMENDMENT

FROM NEIGHBORHOOD PARK TO RESIDENTIAL 7-12.

Exhibit "A"

RESOLUTION NO. 159-89

AMENDING THE JOHN MUIR PARKWAY SPECIFIC AREA PLAN
AND THE MARTINEZ GENERAL PLAN
(A-M HOMES) 62 - ACRE SCHOOL DISTRICT PROPERTY

WHEREAS, the Planning Commission recommended approval of this amendment by a 6-1 vote after a public hearing on October 3, 1989; and

WHEREAS, the City Council held a public hearing on November 1, 1989 and decided to adopt the Commission recommendation.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Environmental Impact Report and Traffic Addendum have been prepared, presented, reviewed, and considered in compliance with CEQA (see Resolution No. 160-89 for further findings).
2. The John Muir Parkway Specific Area Plan and Martinez General Plan are hereby amended to redesignate the eastern portion of the 62-acre School District property, east of Old Orchard Road, from Research and Development to Residential, 0-6 units per acre, as shown on attached Exhibit B.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 15th day of November, 1989, by the following vote:

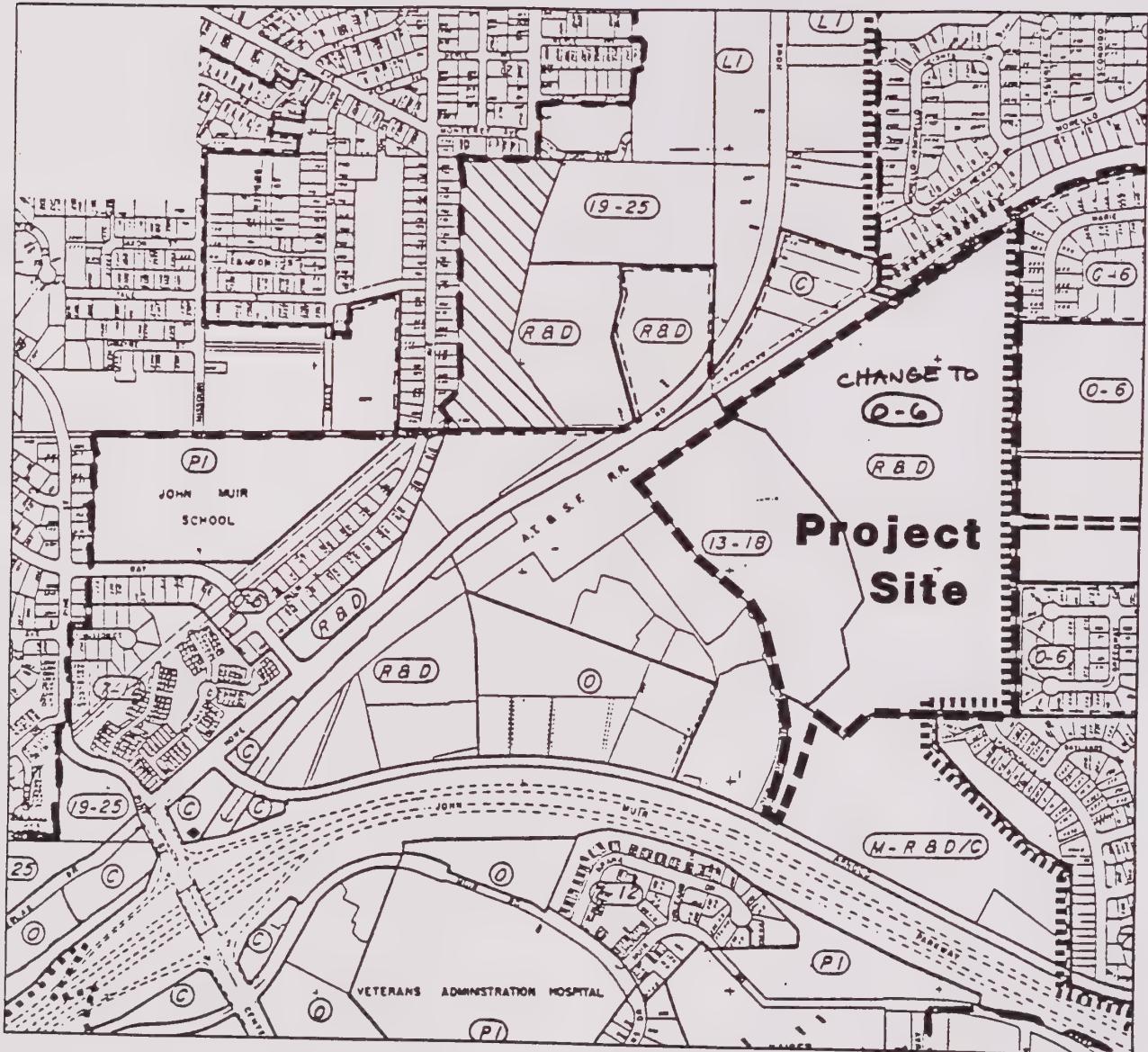
AYES: Councilmembers McDowell, Radke, Smith, and Mayor Menesini.

NOES: None.

ABSENT: Vice Mayor Hernandez.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk



RESIDENTIAL		LEGEND	
0-6	UNITS/GROSS ACRE		
7-12			
13-18			
19-25			
O	PROFESSIONAL & ADMINISTRATIVE OFFICES		
C	COMMERCIAL (Retail Services)		
PI	PUBLIC INSTITUTIONS		
LI	LIGHT INDUSTRIAL		
R&D	RESEARCH & DEVELOPMENT		
OS	OPEN SPACE		
B	BUFFER		
	NEIGHBORHOOD PARK		
	— BOUNDARY LINE		
	— CITY LIMIT		

SOURCE: City of Martinez John Muir Parkway Specific Plan

FIGURE 10. City of Martinez General Plan
Land Use Designations



MILLS ASSOCIATES
Planning and Environmental
Services

A-M HOMES

GENERAL PLAN AMENDMENT

RESOLUTION NO. 53-90

ADOPTING AMENDMENT TO THE MARTINEZ GENERAL PLAN
COMMUNITY FACILITIES ELEMENT, CHILD CARE COMPONENT
PARKS AND RECREATION ELEMENT
CIRCULATION ELEMENT
COMMUNITY FACILITIES ELEMENT, DRAINAGE COMPONENT

WHEREAS, the City of Martinez recognizes that there is a need for adequate, affordable, child care; and

WHEREAS, the City recognizes that the provision of child care, parks, traffic improvements and drainage facilities require a public-private partnership; and

WHEREAS, it is the City's role to establish land use policies to promote the establishment of adequate facilities; and

WHEREAS, it is the developer's role to ensure that infrastructure needs such as child care, parks, traffic and flood drainage facilities associated with new growth shall be mitigated; and

WHEREAS, the Planning Commission held a public hearing on February 27, 1990, recommended Council approval of the amendments to the General Plan, Community Facilities, Child Care Component; Parks and Recreation Element; Circulation Element and Community Facilities Element, Drainage Component.

NOW, THEREFORE, BE IT RESOLVED by the City Council that :

1. The Negative Declaration is adopted as recommended by the Planning Commission.
2. The City of Martinez General Plan is amended to add a Community Facilities Element, Child Care Component as shown in Exhibit A.
3. Park and Recreation Element is amended to add Policy 23.30 as shown in Exhibit B.
4. The Circulation Element is amended to add Policy 26.249 as shown in Exhibit C.
5. The City of Martinez General Plan is amended to add Community Facilities Element, Drainage Component as shown in Exhibit D.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of March, 1990, by the following vote:

AYES: Councilmembers Hernandez, McDowell, Smith, Vice Mayor Radke and Mayor Menesini.

NOES: None.

ABSENT: None.

GUS S. KRAMER
City Clerk

By:

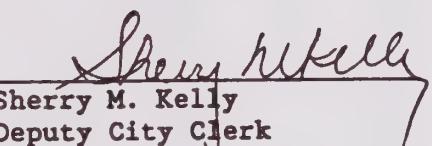

Sherry M. Kelly
Deputy City Clerk

Exhibit A

**Child Care Amendment to the
City of Martinez General Plan**

The City of Martinez General Plan shall be amended to delete the Community Design Element and to add the Community Facilities Element, Child Care Component. The following policy shall apply Citywide:

Chapter 29.1 Child Care Component

Child Care Policy Statement

It is the policy of the City of Martinez to assist and encourage the development of adequate, affordable and quality child care. It is recognized there is a need for child care for all age groups, however the City recognizes the special need for infant and after-school care. The City recognizes that the provision of child care requires a public-private partnership and that the role of the City is to establish land use policies to promote the establishment of child care facilities. It is the developers' role to address the child care impacts caused by development. It is the policy of the City to require developers to mitigate their development's impacts through the provision of capital facilities or in some special circumstances, through fees in lieu of providing facilities. Further, it is the policy of the City to support the principle of parental choice for child care and the need for a variety of options available in the community, including schools, child care centers, family day care homes, employment sites and along or near transit routes. The City of Martinez encourages the participation of parents, providers, public officials and employers in the planning and decision-making process relating to the provision of child care facilities.

Exhibit B

**Amendment to the Parks and Recreation Element
City of Martinez General Plan**

The Parks and Recreation Element of the General Plan for the City of Martinez shall be amended to add the following policy statement:

Policy 23.30

It is the policy of the City of Martinez to provide a variety of parks and recreational facilities to meet the recreational needs of the community through the development of a well-balanced park and trail system. It is recognized that new development will increase the need for park and recreational uses. Therefore, it is the policy of the City of Martinez to ensure that new development shall be responsible for providing facilities to serve this new growth. In order to implement this policy, the City shall require new development to finance the full cost of park and recreational improvements required as a result of such development. Fees may be accepted by the City to finance the required improvements in-lieu of construction of those improvements.

230.61

Exhibit C

Amendment to the Circulation Element
City of Martinez General Plan

The Circulation Element of the General Plan for the City of Martinez shall be amended to add the following policy statement:

Policy 26.249

It is the policy of the City of Martinez to provide a balanced transportation network, including routes for automobiles, bicycles and pedestrians. It is recognized that new development will increase traffic on the existing system. Therefore, it is the policy of the City of Martinez to ensure that new development pays its fair share of the costs related to increased traffic created by development. In order to implement this policy, the City shall require new development to finance the full costs of transportation improvements necessary to accommodate the projected increase in traffic. Mitigation fees may be required by the City to finance the required improvements in-lieu of construction of those improvements. Fees shall be based on the traffic generated by a use and the costs of transportation improvements necessary to maintain an acceptable level of service.

230.35

Exhibit D

**Community Facilities,
Drainage Component
of the City of Martinez General Plan**

The City of Martinez General Plan shall be expanded to add the Community Facilities Element, Drainage Component. The following policy shall apply Citywide:

Chapter 29.2 Drainage Component

Drainage Policy Statement

It is the policy of the City of Martinez to protect and enhance the natural resources associated with creeks and their riparian zones without jeopardizing the public health, safety and welfare. It is recognized that new development may increase the amount of storm water run-off and/or create new drainage patterns. Therefore, it is a policy of the City of Martinez to ensure that new development pays its fair share of the costs related to increased run-off created by development. In order to achieve this policy, the City shall require new development to finance the full costs of drainage improvements necessary to accommodate projected peak flows due to development. Mitigation fees may be required by the City to finance the required improvements in-lieu of construction of those improvements.

230.46

RESOLUTION NO. 101-90

AMENDING THE MARTINEZ GENERAL PLAN
BY AMENDING THE LAND USE MAP IN THE
JOHN MUIR PARKWAY SPECIFIC AREA PLAN

RECEIVED JUN 15 1990
JP ENCL 200
RECEIVED JUN 15 1990
JP ENCL 200

WHEREAS, The Planning Commission held a public hearing on April 24, 1990, and recommended that the John Muir Parkway Specific Area Plan be amended from Light Industrial to Residential, 7-12 units/acre for an approximately 1.8 acre parcel located generally west of Howe Road, south of Santa Fe Ave.

WHEREAS, the City Council held a duly noticed public hearing on June 6, 1990, at which all interested parties were given the opportunity to speak.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that:

1. The attached Negative Declaration is hereby adopted.
2. The John Muir Parkway Specific Area Plan is amended as shown in Exhibit "A" attached.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the city of Martinez at a regular meeting of said Council held on the 6th day of June, 1990, by the following vote:

AYES: Councilmembers Hernandez, McDowell, Smith, Vice Mayor Radke and Mayor Menesini.

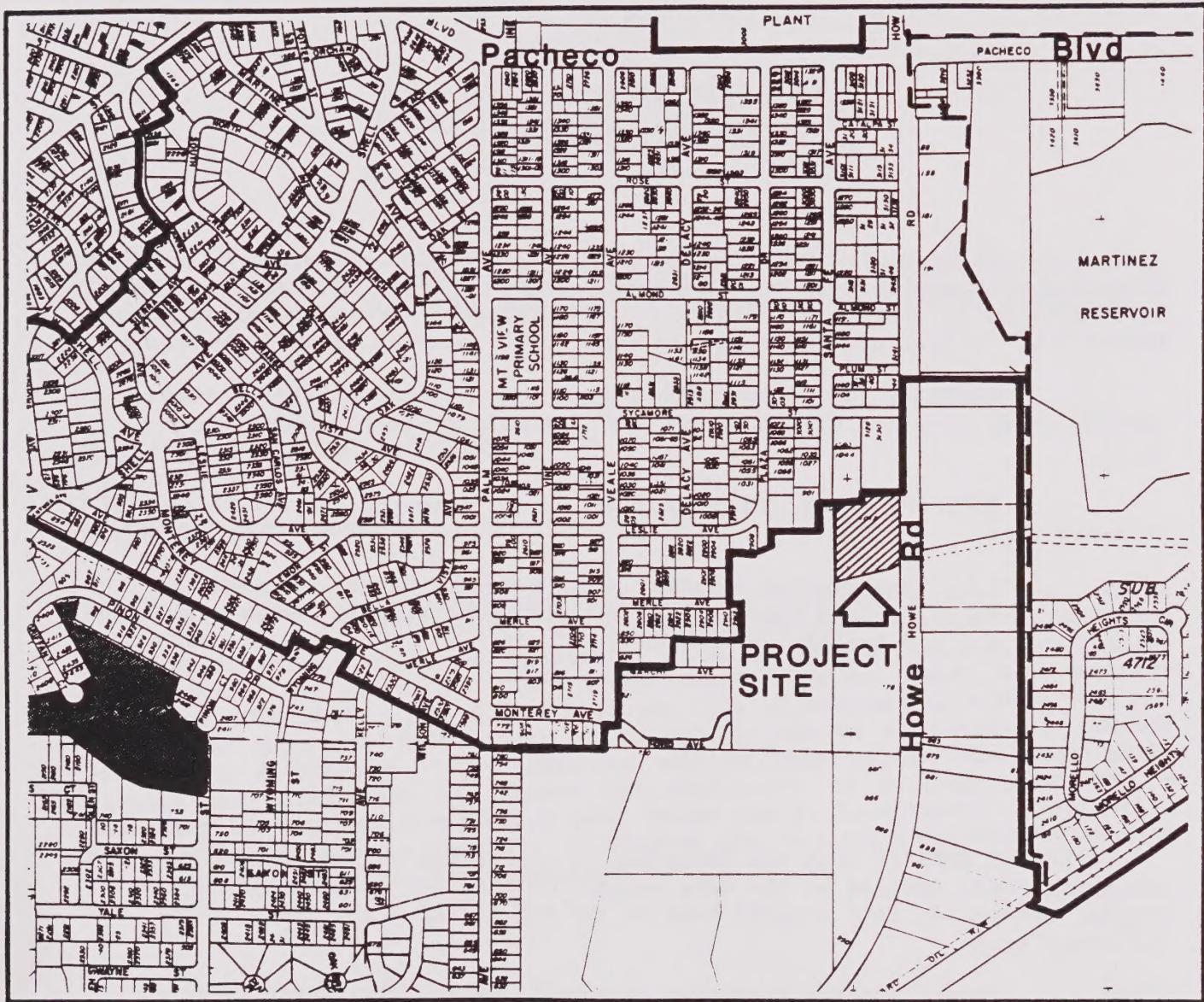
NOES: None.

ABSENT: None.

GUS S. KRAMER
City Clerk

By:

Sherry Kelly
Sherry M. Kelly
Deputy City Clerk



BRADDOCK & LOGAN ASSO.

Parkside, Phase II

Scale: 1"=600'

GENERAL PLAN #90-6

From Light Industrial to Residential 6-12 Units/Acre

REZONING #90-1

From LI to R-3.5

G.P.A. #90-6
 REZ. #90-1
 SUB. #7497
 P.U.D. #90-1
 D.R. #90-17

EXHIBIT "A"

U.C. BERKELEY LIBRARIES



C124912821

